HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: January 2011

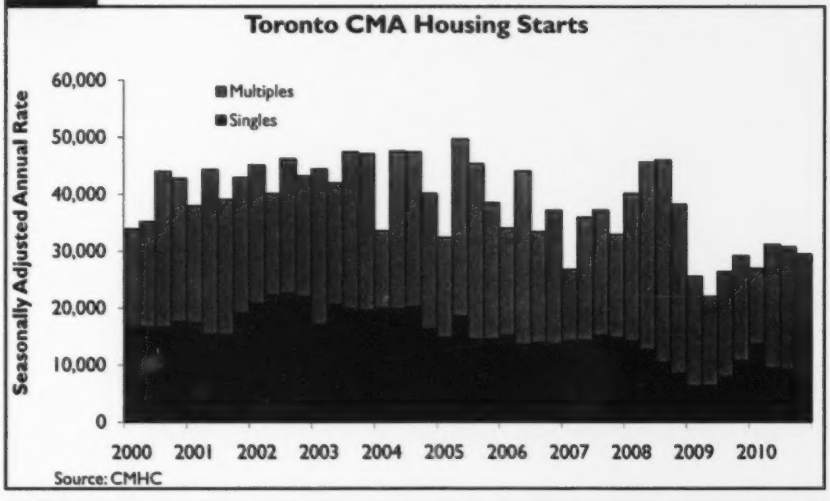
New Home Market

Starts held back by high-rise delays and low-rise supply

Housing starts in Toronto moved slightly lower during the second half of last year following a period of partial recovery from the lows of early 2009. Still, fourth-quarter starts held fairly steady and were just five per cent below the post-recession peak of 31,000 units[1] reached in Q2 2010. Overall housing starts for 2010 increased by 13 per cent compared to 2009, yet remained about a quarter below the average level over the previous decade (about 40,000 units).

High-rise starts bucked the trend in the fourth quarter and improved slightly from the summer months thanks to the strongest November on record for this housing type. Nonetheless, construction starts for high-rise buildings remained relatively muted in comparison to the high volume of condominium units sold over the past 18 months. A look at the individual projects

Figure 1



[1] Seasonally-adjusted annual rate of housing starts.

Table of Contents

1 New Home Market
2 Resale Market
3 Vacancy Rates for Condo Rentals on the Rise
4 Maps
10 Zone Descriptions
11 Tables

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

beginning construction during the last quarter reveals that the construction industry is still dealing with the queue of projects that began their sales campaigns in the period leading up to the onset of the recession in late 2008. The construction of these projects was put on hold as developers waited for sales levels to pick up and financing conditions to improve. As the backlog clears and more units continue to come to completion (a record 15,000 condo apartments were completed in 2010), more resources can be allocated to begin working on the 20,000 new units that opened last year. With a typical lag of 12-18 months to construction start, the surge of new condo site openings and sales in the fourth quarter of 2010 suggests high-rise builders will have their hands full well into 2012.

The construction of single-detached homes, on the other hand, appears to have had its better days in the past. Starts for singles trended lower throughout 2010, with fourth quarter seasonally-adjusted levels off by close to 40 per cent from the beginning of the year. New construction has been held back by a significant cooling in single-detached sales last year — by the third quarter sales numbers were touching levels achieved during the recession. The responsibility rests mostly on the supply side. According to data collected by RealNet Canada Inc., the inventory of single-detached lots ready for development averaged roughly 5,000 in 2010, which is about half the number from five years ago. Furthermore, the standing inventory of completed and unoccupied units ended 2010 at a 20-year low. Limited supply has steadily pushed prices up to the point where the average price for a new single-detached home in the GTA currently sits at $600,000. It's not surprising that when new and relatively more affordable supply opens up, as it did in the fourth quarter, sales respond quickly.

Resale Market

Sales trend moves back up

After bottoming out in July, seasonally-adjusted resale transactions continued to climb in the fourth quarter. The annualized rate came in at 85,000 units — up 15 per cent from the third quarter and very much in line with the longer-term trend. Demand for existing homes proved resilient as buyers took advantage of the extended low interest rate environment. The stabilization of sales in the final months of the year helped the total for 2010 come in just shy of the 2009 level and represented the third-best year on record for the resale market.

The dollar volume of home sales last year (which accounts for both the number of transactions and selling prices) reached an all-time high of $38 billion — six per cent above the previous record set in 2007.

The industry can thank the nine per cent rise in average selling prices in 2010 for this feat, with the fourth quarter seasonally-adjusted price trend resuming its upward march after a brief pause during the summer. Part of the strength in selling price statistics can be related to a higher share of above-average priced homes sold. Sales of homes valued above $750,000 grew by 30 per cent in 2010, including a 35 percent rise in sales of $1.5 million-plus homes (more than 1,000 were sold in the GTA last year). Price growth in the final months of the year was also supported by a slight imbalance between demand and supply, as new listings continued to move lower while sales sped up. This is consistent with a relatively higher level of first-time buying activity, likely encouraged by a reduction in the mortgage qualifying rate (five-year posted) to its lowest level on record, as well as improved labour market conditions and rising immigration.

Continued interest from first-time buyers, as well as investors and down-sizing empty nesters, helped produce the best year ever

Figure 2

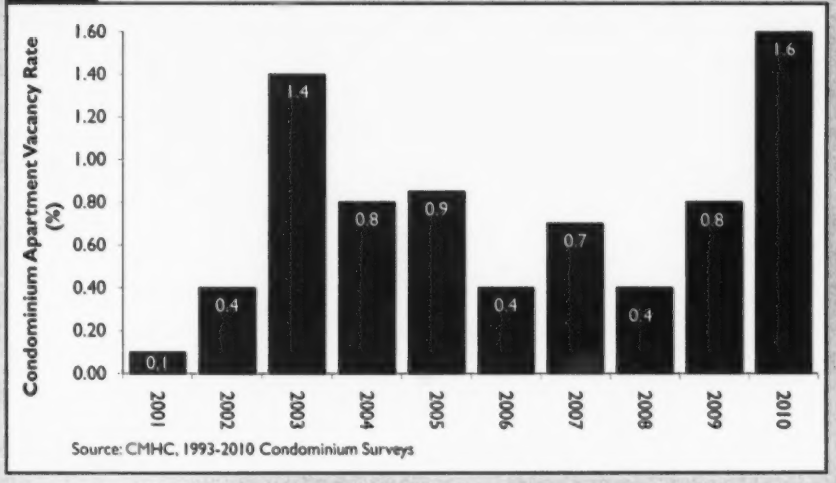
[2] MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

for condominium apartment sales. Condos represented one-quarter of all homes sold in the GTA last year, up from one-fifth in the earlier part of the past decade. The shift towards condominium purchases in the fourth quarter helped stabilize prices, after supply pressures coming from a rise in listings from newly completed buildings eased the median price trend throughout most of the year. The number of active listings for condos ended the year at a normal level, suggesting balanced market conditions. However, the situation should continue to be monitored, as a high number of units are expected to be completed throughout the year.

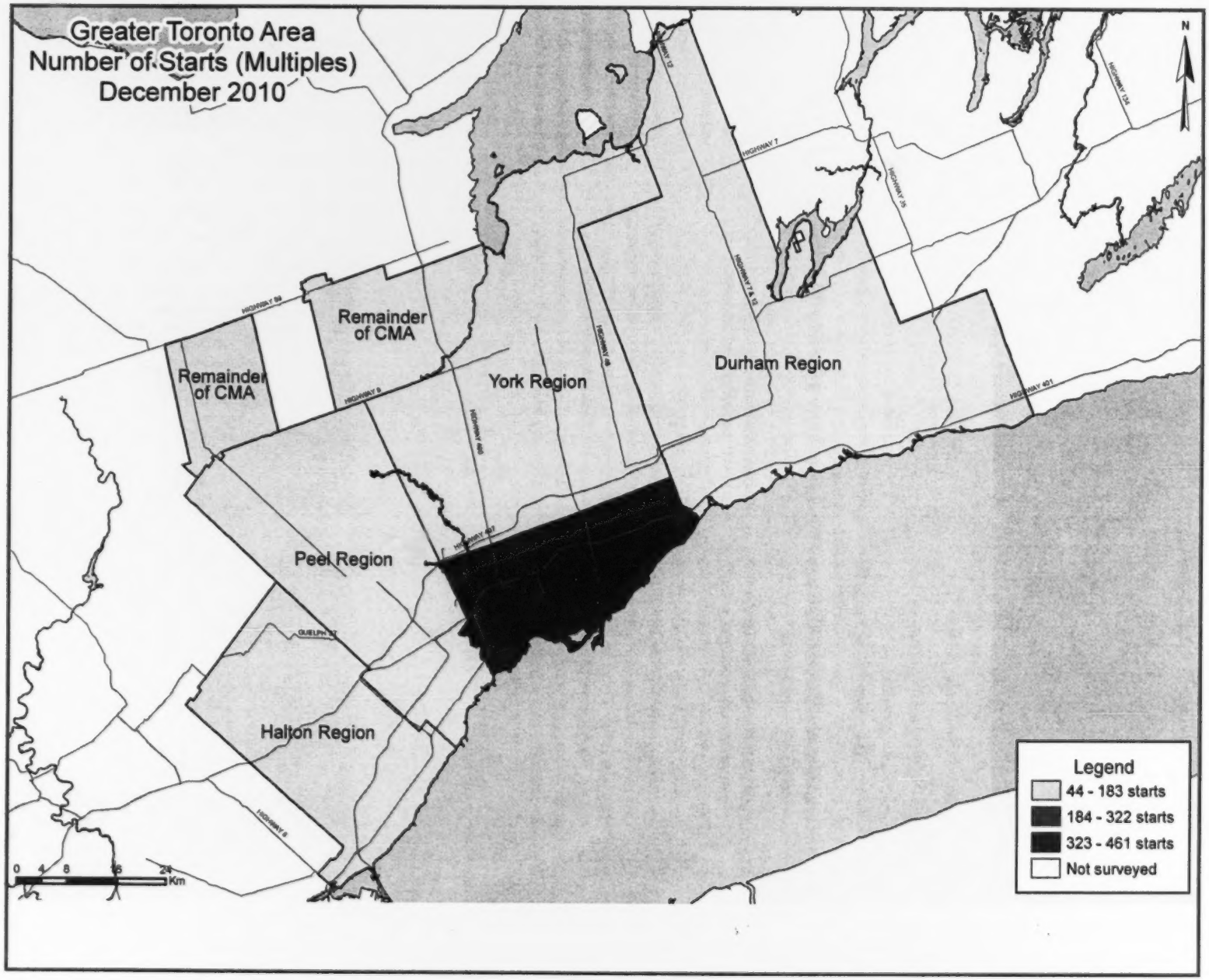
Vacancy Rates for Condo Rentals on the Rise

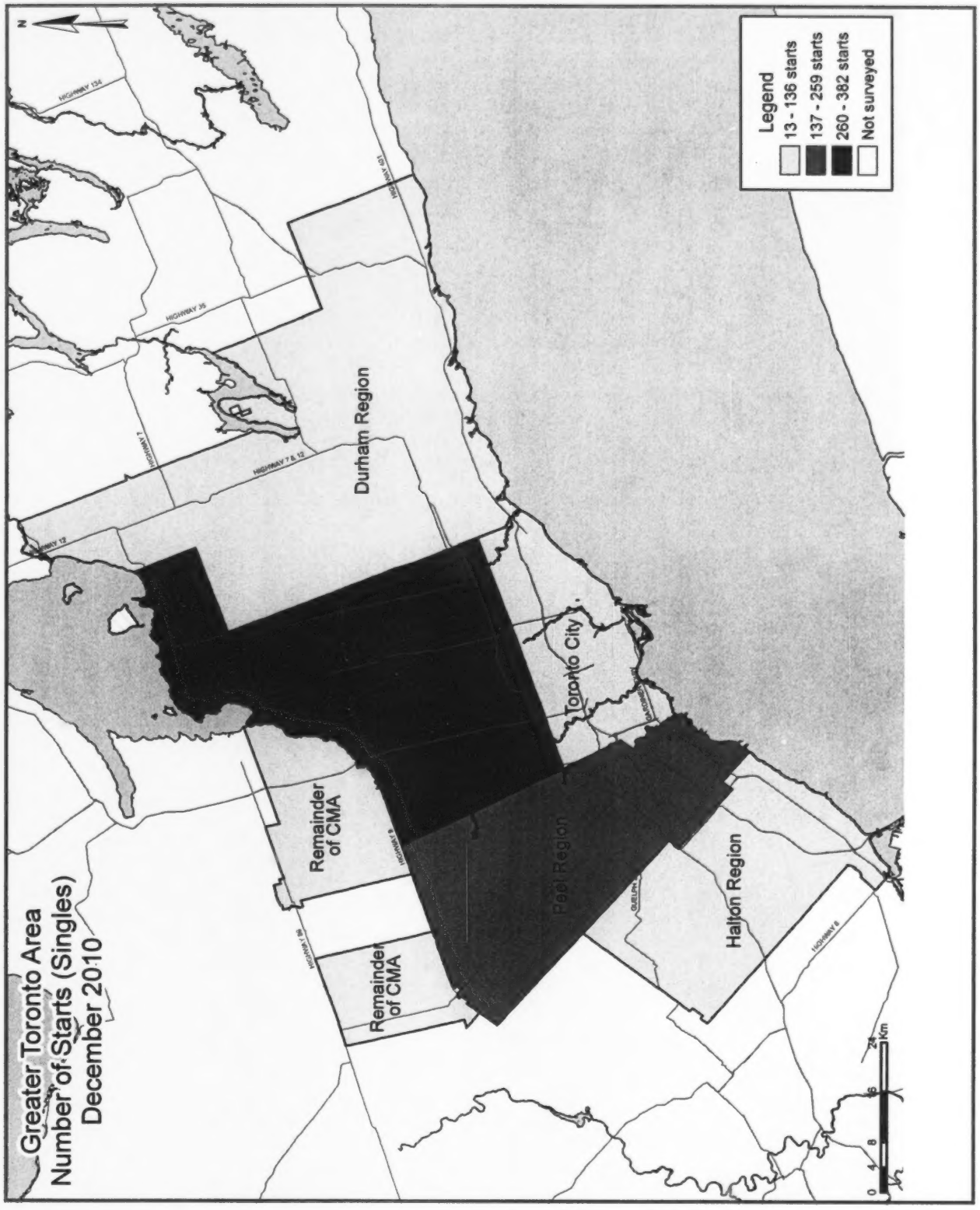
In addition to increasing resale listings, rising condominium completions also add supply to the rental stock. Last year the greater supply of units available for rent came at a time when many condo dwellers chose to buy instead of rent. The relative cost of renting versus owning a condo increased as the average rent for a one-bedroom unit rose by nine per cent to roughly $1,400 per month — which was only $100 less than the all-cost associated with owning the same sized unit. The result was an increase in the average vacancy rate for condominium apartments to 1.6 per cent — double the rate registered a year earlier and the highest level recorded since CMHC began its survey of the condominium rental market in 1993. It is important to note, however, that vacancy rates for condo rentals still remain low by any measure, and below that of the primary rental market.

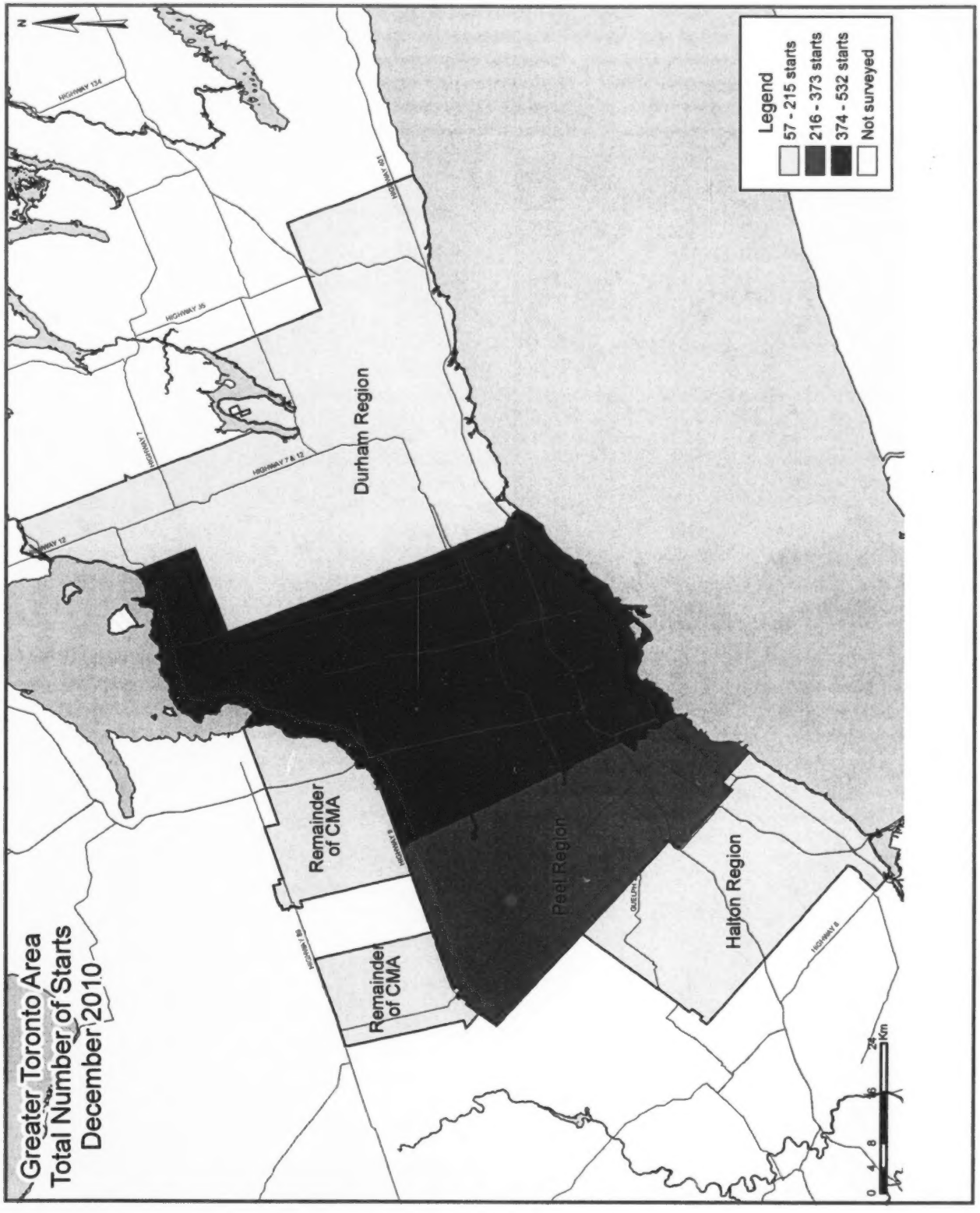
Figure 3

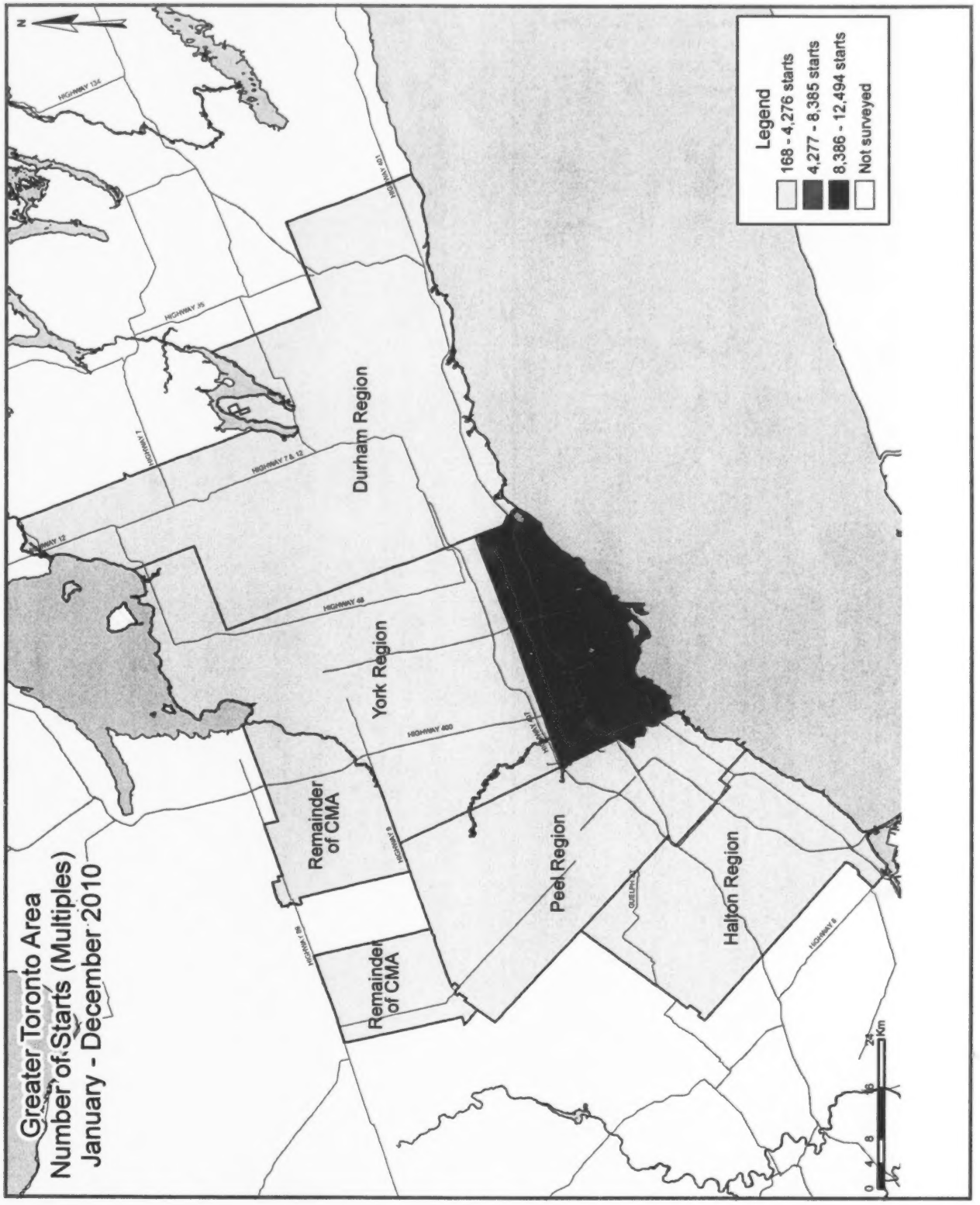


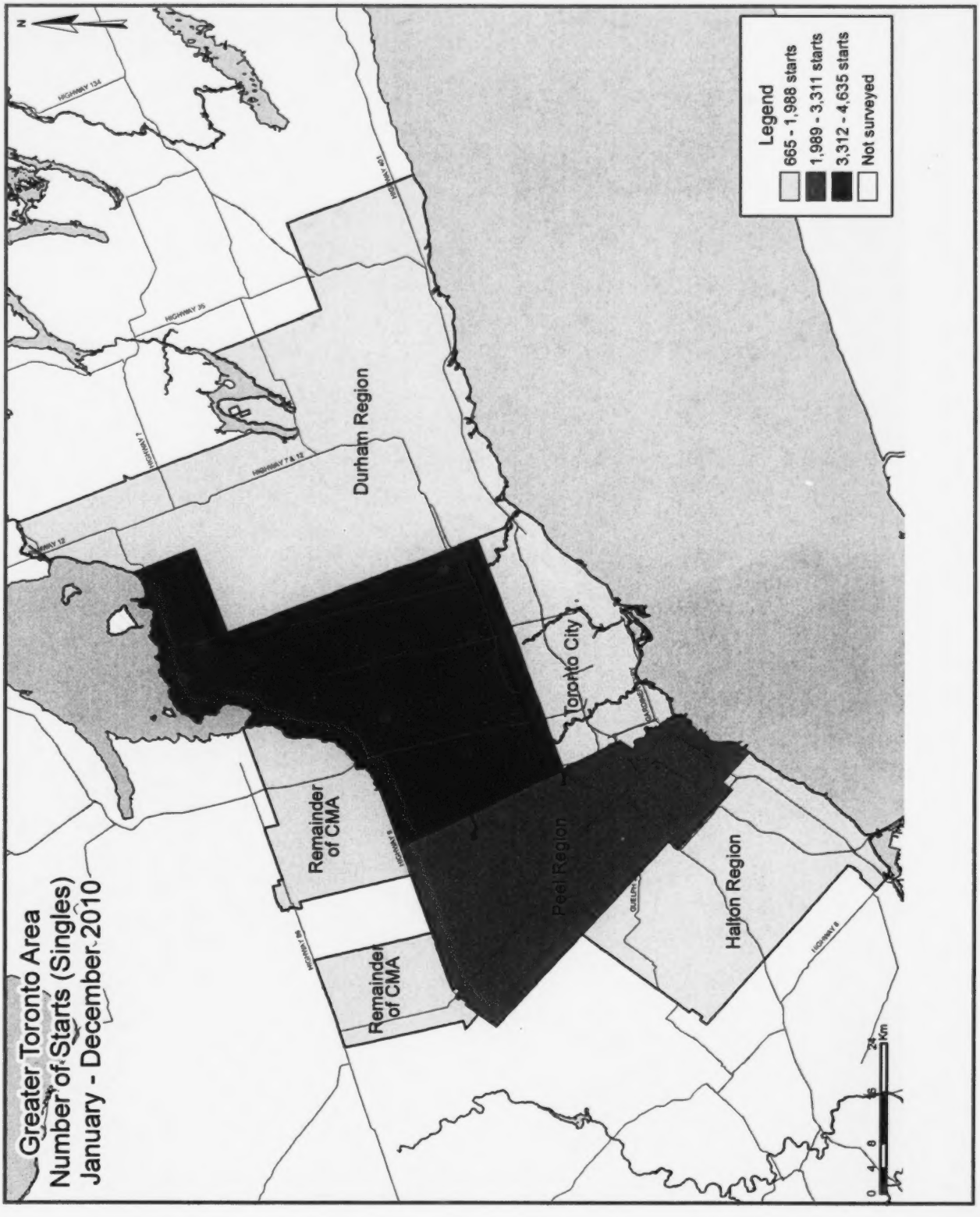
Source: CMHC, 1993-2010 Condominium Surveys

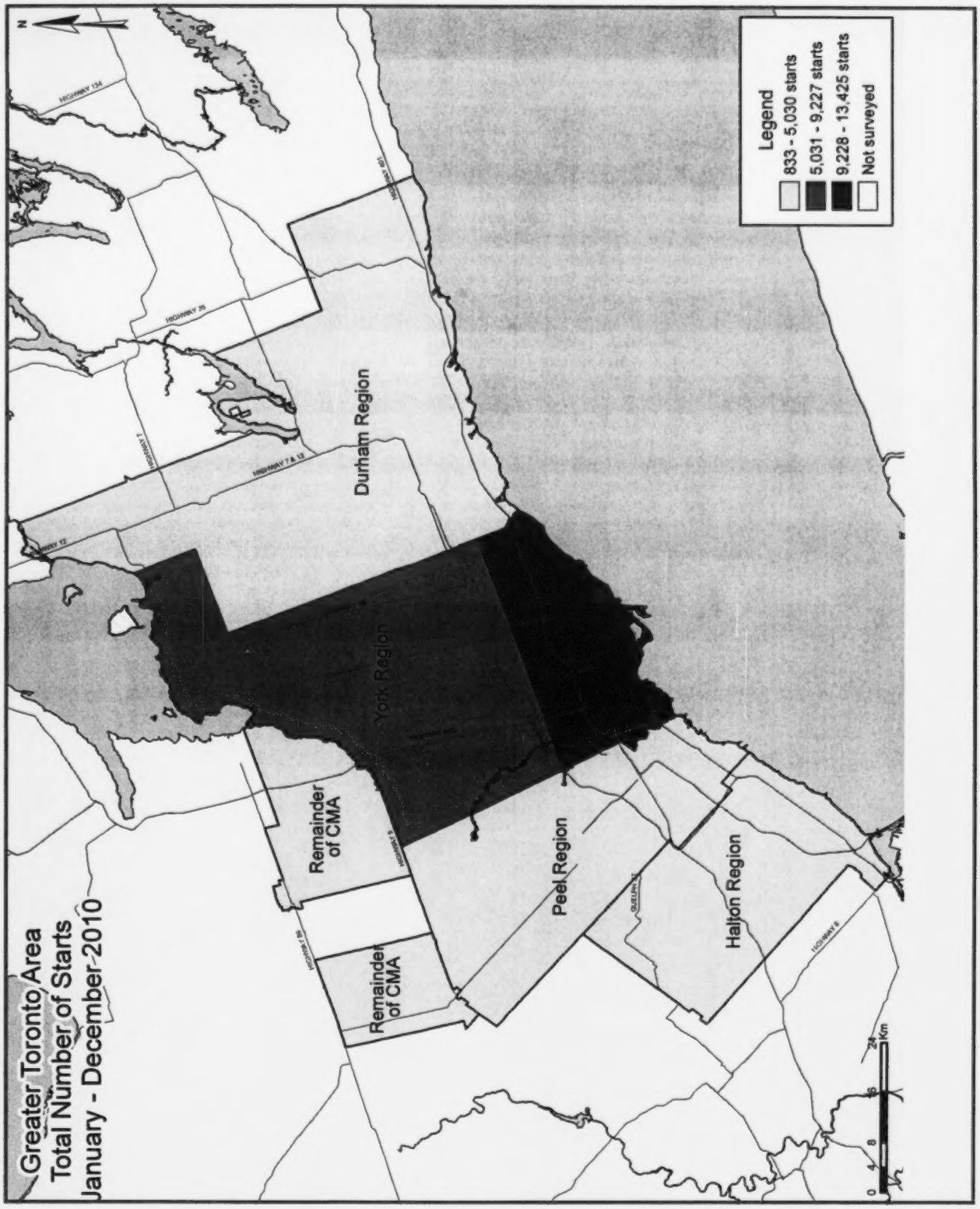

Greater Toronto Area
Number of Starts (Multiples)
December 2010
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
HIGHWAY 7
HIGHWAY 35
HIGHWAY 404
HIGHWAY 401
HIGHWAY 427
HIGHWAY 6
0 4 8 16 24 Km
Legend
44 - 183 starts
184 - 322 starts
323 - 461 starts
Not surveyed


Greater Toronto Area
Number of Starts (Singles)
December 2010
Legend
13 - 136 starts
137 - 259 starts
260 - 382 starts
Not surveyed
Durham Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 7 & 12
HIGHWAY 35
HIGHWAY 401
HIGHWAY 407
HIGHWAY 12
HIGHWAY 9
HIGHWAY 6
0
4
8
16
24 Km


Greater Toronto Area
Total Number of Starts
December 2010
Legend
57 - 215 starts
216 - 373 starts
374 - 532 starts
Not surveyed
Durham Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 7 & 12
HIGHWAY 35
HIGHWAY 7
HIGHWAY 12
HIGHWAY 8
HIGHWAY 401
QUEEN
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Multiples)
January - December 2010
Legend
168 - 4,276 starts
4,277 - 8,385 starts
8,386 - 12,494 starts
Not surveyed
Durham Region
York Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 404
HIGHWAY 400
HIGHWAY 48
HIGHWAY 7 & 12
HIGHWAY 35
HIGHWAY 134
HIGHWAY 407
QUEEN'S
HIGHWAY 6
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Singles)
January - December 2010
Legend
665 - 1,988 starts
1,989 - 3,311 starts
3,312 - 4,635 starts
Not surveyed
Durham Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 401
HIGHWAY 400
HIGHWAY 410
HIGHWAY 6
HIGHWAY 6
0 4 8 16 24 Km
N


Greater Toronto Area
Total Number of Starts
January - December-2010
Legend
833 - 5,030 starts
5,031 - 9,227 starts
9,228 - 13,425 starts
Not surveyed
Durham Region
York Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
December 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2010	759	120	248	0	46	400	0	0	1,573
December 2009	1,032	132	295	22	32	6	8	192	1,719
% Change	-26.5	-9.1	-15.9	-100.0	43.8	**	-100.0	-100.0	-8.5
Year-to-date 2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
Year-to-date 2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
UNDER CONSTRUCTION									
December 2010	6,699	1,224	3,171	42	1,175	31,613	40	2,559	46,552
December 2009	6,521	1,368	2,323	86	786	34,586	8	2,653	48,361
% Change	2.7	-10.5	36.5	-51.2	49.5	-8.6	**	-3.5	-3.7
COMPLETIONS									
December 2010	646	80	215	7	93	552	4	148	1,745
December 2009	648	172	172	12	6	1,402	0	241	2,653
% Change	-0.3	-53.5	25.0	-41.7	**	-60.6	n/a	-38.6	-34.2
Year-to-date 2010	9,708	1,754	2,401	96	1,029	14,948	4	1,453	31,393
Year-to-date 2009	8,773	2,472	2,520	79	1,290	12,212	18	992	28,356
% Change	10.7	-29.0	-4.7	21.5	-20.2	22.4	-77.8	46.5	10.7
COMPLETED & NOT ABSORBED									
December 2010	179	23	44	0	18	768	13	621	1,666
December 2009	418	35	138	5	21	295	26	259	1,197
% Change	-57.2	-34.3	-68.1	-100.0	-14.3	160.3	-50.0	139.6	39.2
ABSORBED									
December 2010	653	84	223	7	93	529	4	91	1,684
December 2009	684	180	164	12	10	1 371	0	20	2,441
% Change	-4.5	-53.3	36.0	-41.7	**	-61.4	n/a	**	-31.0
Year-to-date 2010	9,965	1,768	2,495	103	1,030	14,475	7	284	30,127
Year-to-date 2009	8,984	2,463	2,466	75	1,279	12,210	8	246	27,731
% Change	10.9	-28.2	1.2	37.3	-19.5	18.6	-12.5	15.4	8.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
December 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2010	109	2	0	0	4	0	0	0	115
December 2009	100	2	0	0	0	0	0	42	144
% Change	9.0	0.0	n/a	n/a	n/a	n/a	n/a	-100.0	-20.1
Year-to-date 2010	1,540	16	231	0	89	0	0	12	1,888
Year-to-date 2009	836	4	58	0	37	0	3	42	980
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
UNDER CONSTRUCTION									
December 2010	823	16	181	0	136	12	0	54	1,222
December 2009	650	4	72	0	106	18	3	42	895
% Change	26.6	**	151.4	n/a	28.3	-33.3	-100.0	28.6	36.5
COMPLETIONS									
December 2010	140	0	26	0	4	0	0	0	170
December 2009	122	0	21	0	0	0	0	0	143
% Change	14.8	n/a	23.8	n/a	n/a	n/a	n/a	n/a	18.9
Year-to-date 2010	1,366	4	114	0	67	6	3	0	1,560
Year-to-date 2009	1,146	2	194	0	81	137	0	3	1,563
% Change	19.2	100.0	-41.2	n/a	-17.3	-95.6	n/a	-100.0	-0.2
COMPLETED & NOT ABSORBED									
December 2010	11	0	2	0	3	15	0	0	31
December 2009	8	0	7	0	13	61	0	0	89
% Change	37.5	n/a	-71.4	n/a	-76.9	-75.4	n/a	n/a	-65.2
ABSORBED									
December 2010	141	0	27	0	4	0	0	0	172
December 2009	125	0	19	0	6	35	0	0	185
% Change	12.8	n/a	42.1	n/a	-33.3	-100.0	n/a	n/a	-7.0
Year-to-date 2010	1,373	4	119	0	77	52	3	0	1,628
Year-to-date 2009	1,203	2	218	0	110	130	0	3	1,666
% Change	14.1	100.0	-45.4	n/a	-30.0	-60.0	n/a	-100.0	-2.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
December 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2010	888	122	212	0	65	400	0	0	1,687
December 2009	1,109	156	308	3	42	6	8	234	1,866
% Change	-19.9	-21.8	-31.2	-100.0	54.8	**	-100.0	-100.0	-9.6
Year-to-date 2010	11,103	1,760	3,587	25	1,519	12,021	28	1,322	31,365
Year-to-date 2009	8,718	2,080	2,375	3	663	11,044	11	2,184	27,108
% Change	27.4	-15.4	51.0	**	129.1	8.8	154.5	-39.5	15.7
UNDER CONSTRUCTION									
December 2010	7,424	1,246	3,363	23	1,335	32,161	40	2,613	48,234
December 2009	7,122	1,432	2,306	39	938	34,872	11	2,929	49,679
% Change	4.2	-13.0	45.8	-41.0	42.3	-7.8	**	-10.8	-2.9
COMPLETIONS									
December 2010	742	100	219	5	105	552	4	148	1,875
December 2009	757	166	192	1	31	1,402	0	241	2,790
% Change	-2.0	-39.8	14.1	**	**	-60.6	n/a	-38.6	-32.8
Year-to-date 2010	10,801	1,920	2,443	42	1,176	15,120	7	1,687	33,196
Year-to-date 2009	9,928	2,482	2,703	37	1,550	12,587	18	995	30,300
% Change	8.8	-22.6	-9.6	13.5	-24.1	20.1	-61.1	69.5	9.6
COMPLETED & NOT ABSORBED									
December 2010	190	23	61	0	24	779	13	803	1,893
December 2009	430	35	149	5	39	369	26	259	1,312
% Change	-55.8	-34.3	-59.1	-100.0	-38.5	111.1	-50.0	**	44.3
ABSORBED									
December 2010	738	104	220	5	107	528	4	91	1,797
December 2009	790	175	183	1	45	1 408	0	20	2,622
% Change	-6.6	-40.6	20.2	**	137.8	-62.5	n/a	**	-31.5
Year-to-date 2010	10,991	1,934	2,523	47	1,189	14,710	10	284	31,688
Year-to-date 2009	10,141	2,489	2,679	33	1,564	12,565	8	249	29,728
% Change	8.4	-22.3	-5.8	42.4	-24.0	17.1	25.0	14.1	6.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
December 2010	71	0	43	0	18	400	0	0	532
December 2009	87	4	7	0	0	6	8	192	304
York Region									
December 2010	382	76	53	0	7	0	0	0	518
December 2009	550	96	180	0	0	0	0	0	826
Peel Region									
December 2010	244	24	72	0	6	0	0	0	346
December 2009	133	10	35	3	22	0	0	0	203
Halton Region									
December 2010	58	0	23	0	30	0	0	0	111
December 2009	168	28	36	0	16	0	0	0	248
Durham Region									
December 2010	133	22	21	0	4	0	0	0	180
December 2009	171	18	50	0	4	0	0	42	285
Toronto CMA									
December 2010	759	120	248	0	46	400	0	0	1,573
December 2009	1,032	132	295	22	32	6	8	192	1,719
Oshawa CMA									
December 2010	109	2	0	0	4	0	0	0	115
December 2009	100	2	0	0	0	0	0	42	144
Greater Toronto Area									
December 2010	888	122	212	0	65	400	0	0	1,687
December 2009	1,109	156	308	3	42	6	8	234	1,866

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
December 2010	1,026	122	1,143	0	153	26,304	20	2,508	31,305
December 2009	953	172	510	0	53	26,772	8	2,072	30,569
York Region									
December 2010	2,455	314	564	0	234	1,734	12	25	5,338
December 2009	2,835	568	917	1	80	3,202	0	120	7,724
Peel Region									
December 2010	2,210	556	559	23	579	2,859	8	26	6,820
December 2009	1,244	360	317	38	453	4,260	0	431	7,103
Halton Region									
December 2010	685	180	663	0	233	1,252	0	0	3,013
December 2009	964	240	260	0	236	620	0	264	2,584
Durham Region									
December 2010	1,048	74	434	0	136	12	0	54	1,758
December 2009	1,126	92	302	0	116	18	3	42	1,699
Toronto CMA									
December 2010	6,699	1,224	3,171	42	1,175	31,613	40	2,559	46,552
December 2009	6,521	1,368	2,323	86	786	34,586	8	2,653	48,361
Oshawa CMA									
December 2010	823	16	181	0	136	12	0	54	1,222
December 2009	650	4	72	0	106	18	3	42	895
Greater Toronto Area									
December 2010	7,424	1,246	3,363	23	1,335	32,161	40	2,613	48,234
December 2009	7,122	1,432	2,306	39	938	34,872	11	2,929	49,679

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
December 2010	85	2	4	0	0	417	0	148	656
December 2009	73	42	68	0	0	1,402	0	241	1,826
York Region									
December 2010	310	44	76	0	0	105	4	0	539
December 2009	324	52	49	0	0	0	0	0	425
Peel Region									
December 2010	78	32	56	5	85	30	0	0	286
December 2009	88	68	18	0	0	0	0	0	174
Halton Region									
December 2010	99	22	38	0	8	0	0	0	167
December 2009	99	4	10	0	31	0	0	0	144
Durham Region									
December 2010	170	0	45	0	12	0	0	0	227
December 2009	173	0	47	1	0	0	0	0	221
Toronto CMA									
December 2010	646	80	215	7	93	552	4	148	1,745
December 2009	648	172	172	12	6	1,402	0	241	2,653
Oshawa CMA									
December 2010	140	0	26	0	4	0	0	0	170
December 2009	122	0	21	0	0	0	0	0	143
Greater Toronto Area									
December 2010	742	100	219	5	105	552	4	148	1,875
December 2009	757	166	192	1	31	1,402	0	241	2,790

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
December 2010	46	5	26	0	9	654	11	424	1,175
December 2009	65	8	93	0	4	173	11	232	586
York Region									
December 2010	19	11	8	0	2	42	2	0	84
December 2009	10	0	12	0	12	89	0	0	123
Peel Region									
December 2010	88	4	3	0	6	57	0	197	355
December 2009	310	27	3	5	4	25	15	27	416
Halton Region									
December 2010	20	0	20	0	3	11	0	182	236
December 2009	29	0	18	0	6	21	0	0	74
Durham Region									
December 2010	17	3	4	0	4	15	0	0	43
December 2009	16	0	23	0	13	61	0	0	113
Toronto CMA									
December 2010	179	23	44	0	18	768	13	621	1,666
December 2009	418	35	138	5	21	295	26	259	1,197
Oshawa CMA									
December 2010	11	0	2	0	3	15	0	0	31
December 2009	8	0	7	0	13	61	0	0	89
Greater Toronto Area									
December 2010	190	23	61	0	24	779	13	803	1,893
December 2009	430	35	149	5	39	369	26	259	1,312

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
December 2010	88	6	11	0	0	396	0	91	592
December 2009	84	38	62	0	0	1,329	0	20	1,533
York Region									
December 2010	309	44	76	0	0	102	4	0	535
December 2009	327	52	49	0	0	42	0	0	470
Peel Region									
December 2010	84	32	57	5	85	30	0	0	293
December 2009	99	80	18	0	3	0	0	0	200
Halton Region									
December 2010	96	22	38	0	10	0	0	0	166
December 2009	103	5	14	0	36	2	0	0	160
Durham Region									
December 2010	161	0	38	0	12	0	0	0	211
December 2009	177	0	40	1	6	35	0	0	259
Toronto CMA									
December 2010	653	84	223	7	93	529	4	91	1,684
December 2009	684	180	164	12	10	1,371	0	20	2,441
Oshawa CMA									
December 2010	141	0	27	0	4	0	0	0	172
December 2009	125	0	19	0	6	35	0	0	185
Greater Toronto Area									
December 2010	738	104	220	5	107	528	4	91	1,797
December 2009	790	175	183	1	45	1,408	0	20	2,622

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226
% Change	-5.4	-27.1	-3.6	**	14.0	-3.3	-50.6	-29.1	-7.7
2003	22,627	5,014	5,259	1	1,411	13,482	156	1,865	50,062
% Change	-9.6	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.2
2002	25,035	5,342	4,911	27	1,970	9,168	326	1,204	48,032
% Change	31.8	-6.6	26.4	17.4	18.7	-30.2	49.5	58.4	8.0
2001	18,990	5,722	3,884	23	1,659	13,141	218	760	44,483

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	% Change
Toronto City	71	87	0	4	31	15	430	198	532	304	75.0
Toronto	4	20	0	4	5	7	400	50	409	81	**
East York	2	2	0	0	0	0	0	0	2	2	0.0
Etobicoke	9	7	0	0	0	0	0	0	9	7	28.6
North York	25	26	0	0	0	0	0	148	25	174	-85.6
Scarborough	28	24	0	0	26	0	30	0	84	24	**
York	3	8	0	0	0	8	0	0	3	16	-81.3
York Region	382	550	76	96	60	180	0	0	518	826	-37.3
Aurora	12	28	0	18	0	0	0	0	12	46	-73.9
East Gwillimbury	6	0	0	4	4	4	0	0	10	8	25.0
Georgina Township	12	5	0	0	0	4	0	0	12	9	33.3
King Township	0	7	0	0	8	0	0	0	8	7	14.3
Markham	22	55	64	0	30	31	0	0	116	86	34.9
Newmarket	3	34	0	6	0	0	0	0	3	40	-92.5
Richmond Hill	188	133	0	6	13	34	0	0	201	173	16.2
Vaughan	96	223	8	0	5	0	0	0	109	223	-51.1
Whitchurch-Stouffville	43	65	4	62	0	107	0	0	47	234	-79.9
Peel Region	244	136	24	12	78	55	0	0	346	203	70.4
Brampton	209	61	8	4	57	20	0	0	274	85	**
Caledon	15	39	16	4	11	35	0	0	42	78	-46.2
Mississauga	20	36	0	4	10	0	0	0	30	40	-25.0
Halton Region	58	168	0	28	53	52	0	0	111	248	-55.2
Burlington	30	19	0	26	23	29	0	0	53	74	-28.4
Halton Hills	4	8	0	0	0	0	0	0	4	8	-50.0
Milton	11	117	0	2	15	10	0	0	26	129	-79.8
Oakville	13	24	0	0	15	13	0	0	28	37	-24.3
Durham Region	133	171	22	18	25	54	0	42	180	285	-36.8
Ajax	19	50	20	16	21	46	0	0	60	112	-46.4
Brock	2	1	0	0	0	0	0	0	2	1	100.0
Clarington	32	19	0	2	4	0	0	0	36	21	71.4
Oshawa	30	41	2	0	0	0	0	42	32	83	-61.4
Pickering	1	15	0	0	0	8	0	0	1	23	-95.7
Scugog	1	1	0	0	0	0	0	0	1	1	0.0
Uxbridge	1	4	0	0	0	0	0	0	1	4	-75.0
Whitby	47	40	0	0	0	0	0	0	47	40	17.5
Remainder of Toronto CMA	13	63	0	10	0	0	44	0	57	73	-21.9
Bradford West Gwillimbury	7	29	0	0	0	0	0	0	7	29	-75.9
Town of Mono	0	10	0	0	0	0	0	0	0	10	-100.0
New Tecumseth	5	21	0	6	0	0	0	0	5	27	-81.5
Orangeville	1	3	0	4	0	0	44	0	45	7	**
Toronto CMA	759	1,054	120	140	220	327	474	198	1,573	1,719	-8.5
Oshawa CMA	109	100	2	2	4	0	0	42	115	144	-20.1
Greater Toronto Area (GTA)	888	1,112	122	158	247	356	430	240	1,687	1,866	-9.6

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Toronto City	931	798	114	208	785	424	11,595	10,489	13,425	11,919	12.6
Toronto	112	118	4	18	92	217	6,676	3,801	6,884	4,154	65.7
East York	52	40	2	2	0	0	0	0	54	42	28.6
Etobicoke	146	96	18	8	93	0	2,942	1,174	3,199	1,278	150.3
North York	377	284	62	94	299	60	1,524	3,884	2,262	4,322	-47.7
Scarborough	213	240	20	74	280	139	399	1,626	912	2,079	-56.1
York	28	19	8	12	12	8	0	4	48	43	11.6
York Region	4,635	3,814	592	732	1,111	943	800	854	7,138	6,343	12.5
Aurora	297	235	18	118	0	0	0	153	315	506	-37.7
East Gwillimbury	117	30	2	26	60	41	0	0	179	97	84.5
Georgina Township	126	66	0	0	17	29	0	0	143	95	50.5
King Township	230	48	16	12	36	0	0	0	282	60	**
Markham	336	508	222	112	134	269	430	138	1,122	1,027	9.3
Newmarket	208	378	30	28	5	98	0	0	243	504	-51.8
Richmond Hill	957	492	10	78	231	144	186	0	1,384	714	93.8
Vaughan	1,816	1,587	204	256	458	149	184	563	2,662	2,555	4.2
Whitchurch-Stouffville	548	470	90	102	170	213	0	0	808	785	2.9
Peel Region	2,123	1,043	676	672	1,231	587	229	1,443	4,259	3,745	13.7
Brampton	1,652	731	450	128	763	190	26	180	2,891	1,229	135.2
Caledon	217	96	54	24	71	35	0	1	342	156	119.2
Mississauga	254	216	172	520	397	362	203	1,262	1,026	2,360	-56.5
Halton Region	1,485	1,657	316	380	1,056	640	1,007	407	3,864	3,084	25.3
Burlington	293	141	180	120	183	80	435	354	1,091	695	57.0
Halton Hills	99	62	0	0	23	56	0	53	122	171	-28.7
Milton	793	1,180	134	260	449	306	240	0	1,616	1,746	-7.4
Oakville	300	274	2	0	401	198	332	0	1,035	472	119.3
Durham Region	1,954	1,410	68	94	645	371	12	142	2,679	2,017	32.8
Ajax	285	439	52	90	285	240	0	0	622	769	-19.1
Brock	10	43	0	0	0	8	0	0	10	51	-80.4
Clarington	489	286	0	2	111	7	12	0	612	295	107.5
Oshawa	622	277	8	2	16	59	0	42	646	380	70.0
Pickering	63	54	0	0	40	14	0	0	103	68	51.5
Scugog	14	12	0	0	0	0	0	100	14	112	-87.5
Uxbridge	42	26	0	0	0	11	0	0	42	37	13.5
Whitby	429	273	8	0	193	32	0	0	630	305	106.6
Remainder of Toronto CMA	665	440	84	70	40	139	44	30	833	679	22.7
Bradford West Gwillimbury	447	215	48	26	25	91	0	0	520	332	56.6
Town of Mono	45	70	0	0	0	0	0	0	45	70	-35.7
New Tecumseth	69	134	14	16	0	11	0	0	83	161	-48.4
Orangeville	104	21	22	28	15	37	44	30	185	116	59.5
Toronto CMA	9,936	8,130	1,654	2,032	4,365	2,918	13,240	12,869	29,195	25,949	12.5
Oshawa CMA	1,540	836	16	4	320	98	12	42	1,888	980	92.7
Greater Toronto Area (GTA)	11,128	8,722	1,766	2,086	4,828	2,965	13,643	13,335	31,365	27,108	15.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009
Toronto City	31	7	0	8	430	6	0	192
Toronto	5	7	0	0	400	6	0	44
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	0	0	0	0	0	0	148
Scarborough	26	0	0	0	30	0	0	0
York	0	0	0	8	0	0	0	0
York Region	60	180	0	0	0	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	4	4	0	0	0	0	0	0
Georgina Township	0	4	0	0	0	0	0	0
King Township	8	0	0	0	0	0	0	0
Markham	30	31	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	13	34	0	0	0	0	0	0
Vaughan	5	0	0	0	0	0	0	0
Whitchurch-Stouffville	0	107	0	0	0	0	0	0
Peel Region	78	55	0	0	0	0	0	0
Brampton	57	20	0	0	0	0	0	0
Caledon	11	35	0	0	0	0	0	0
Mississauga	10	0	0	0	0	0	0	0
Halton Region	53	52	0	0	0	0	0	0
Burlington	23	29	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	15	10	0	0	0	0	0	0
Oakville	15	13	0	0	0	0	0	0
Durham Region	25	54	0	0	0	0	0	42
Ajax	21	46	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	4	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	42
Pickering	0	8	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	44	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	44	0	0	0
Toronto CMA	220	319	0	8	474	6	0	192
Oshawa CMA	4	0	0	0	0	0	0	42
Greater Toronto Area (GTA)	247	348	0	8	430	6	0	234

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	773	416	12	8	10,336	8,851	1,259	1,609
Toronto	92	217	0	0	6,298	2,743	378	1,029
East York	0	0	0	0	0	0	0	0
Etobicoke	93	0	0	0	2,441	1,174	501	0
North York	299	60	0	0	1,297	3,304	227	580
Scarborough	280	139	0	0	246	1,626	153	0
York	0	0	12	8	0	4	0	0
York Region	1,103	943	8	0	775	716	25	138
Aurora	0	0	0	0	0	153	0	0
East Gwillimbury	60	41	0	0	0	0	0	0
Georgina Township	17	29	0	0	0	0	0	0
King Township	36	0	0	0	0	0	0	0
Markham	134	269	0	0	430	0	0	138
Newmarket	5	98	0	0	0	0	0	0
Richmond Hill	231	144	0	0	161	0	25	0
Vaughan	458	149	0	0	184	563	0	0
Whitchurch-Stouffville	162	213	8	0	0	0	0	0
Peel Region	1,223	587	8	0	203	1,412	26	31
Brampton	755	190	8	0	0	150	26	30
Caledon	71	35	0	0	0	0	0	1
Mississauga	397	362	0	0	203	1,262	0	0
Halton Region	1,056	640	0	0	1,007	143	0	264
Burlington	183	80	0	0	435	90	0	264
Halton Hills	23	56	0	0	0	53	0	0
Milton	449	306	0	0	240	0	0	0
Oakville	401	198	0	0	332	0	0	0
Durham Region	645	368	0	3	0	0	12	142
Ajax	285	240	0	0	0	0	0	0
Brock	0	8	0	0	0	0	0	0
Clarington	111	7	0	0	0	0	12	0
Oshawa	16	56	0	3	0	0	0	42
Pickering	40	14	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	100
Uxbridge	0	11	0	0	0	0	0	0
Whitby	193	32	0	0	0	0	0	0
Remainder of Toronto CMA	40	139	0	0	44	0	0	30
Bradford West Gwillimbury	25	91	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	11	0	0	0	0	0	0
Orangeville	15	37	0	0	44	0	0	30
Toronto CMA	4,337	2,910	28	8	11,930	11,032	1,310	1,808
Oshawa CMA	320	95	0	3	0	0	12	42
Greater Toronto Area (GTA)	4,800	2,954	28	11	12,321	11,122	1,322	2,184

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
December 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009
Toronto City	114	98	418	6	0	200	532	304
Toronto	9	31	400	6	0	44	409	81
East York	2	2	0	0	0	0	2	2
Etobicoke	9	7	0	0	0	0	9	7
North York	25	26	0	0	0	148	25	174
Scarborough	66	24	18	0	0	0	84	24
York	3	8	0	0	0	8	3	16
York Region	511	826	7	0	0	0	518	826
Aurora	12	46	0	0	0	0	12	46
East Gwillimbury	10	8	0	0	0	0	10	8
Georgina Township	12	9	0	0	0	0	12	9
King Township	8	7	0	0	0	0	8	7
Markham	116	86	0	0	0	0	116	86
Newmarket	3	40	0	0	0	0	3	40
Richmond Hill	194	173	7	0	0	0	201	173
Vaughan	109	223	0	0	0	0	109	223
Whitchurch-Stouffville	47	234	0	0	0	0	47	234
Peel Region	340	178	6	25	0	0	346	203
Brampton	268	65	6	20	0	0	274	85
Caledon	42	73	0	5	0	0	42	78
Mississauga	30	40	0	0	0	0	30	40
Halton Region	81	232	30	16	0	0	111	248
Burlington	38	58	15	16	0	0	53	74
Halton Hills	4	8	0	0	0	0	4	8
Milton	26	129	0	0	0	0	26	129
Oakville	13	37	15	0	0	0	28	37
Durham Region	176	239	4	4	0	42	180	285
Ajax	60	108	0	4	0	0	60	112
Brock	2	1	0	0	0	0	2	1
Clarington	32	21	4	0	0	0	36	21
Oshawa	32	41	0	0	0	42	32	83
Pickering	1	23	0	0	0	0	1	23
Scugog	1	1	0	0	0	0	1	1
Uxbridge	1	4	0	0	0	0	1	4
Whitby	47	40	0	0	0	0	47	40
Remainder of Toronto CMA	57	48	0	25	0	0	57	73
Bradford West Gwillimbury	7	29	0	0	0	0	7	29
Town of Mono	0	7	0	3	0	0	0	10
New Tecumseth	5	5	0	22	0	0	5	27
Orangeville	45	7	0	0	0	0	45	7
Toronto CMA	1,127	1,459	446	60	0	200	1,573	1,719
Oshawa CMA	111	102	4	0	0	42	115	144
Greater Toronto Area (GTA)	1,222	1,573	465	51	0	242	1,687	1,866

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - December 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	1,909	1,484	10,245	8,789	1,271	1,617	13,425	11,919
Toronto	278	357	6,228	2,739	378	1,029	6,884	4,154
East York	54	42	0	0	0	0	54	42
Etobicoke	267	104	2,431	1,174	501	0	3,199	1,278
North York	798	512	1,237	3,230	227	580	2,262	4,322
Scarborough	464	437	295	1,642	153	0	912	2,079
York	36	31	0	4	12	8	48	43
York Region	6,045	5,460	1,060	744	33	138	7,138	6,343
Aurora	315	353	0	153	0	0	315	506
East Gwillimbury	179	97	0	0	0	0	179	97
Georgina Township	143	94	0	0	0	0	143	95
King Township	282	60	0	0	0	0	282	60
Markham	683	889	439	0	0	138	1,122	1,027
Newmarket	238	504	5	0	0	0	243	504
Richmond Hill	1,125	702	234	12	25	0	1,384	714
Vaughan	2,335	1,988	327	567	0	0	2,662	2,555
Whitchurch-Stouffville	745	773	55	12	8	0	808	785
Peel Region	3,343	2,017	882	1,697	34	31	4,259	3,745
Brampton	2,439	997	418	202	34	30	2,891	1,229
Caledon	330	150	12	5	0	1	342	156
Mississauga	574	870	452	1,490	0	0	1,026	2,360
Halton Region	2,583	2,381	1,281	439	0	264	3,864	3,084
Burlington	584	290	507	141	0	264	1,091	695
Halton Hills	122	118	0	53	0	0	122	171
Milton	1,416	1,536	200	210	0	0	1,616	1,746
Oakville	461	437	574	35	0	0	1,035	472
Durham Region	2,570	1,831	97	41	12	145	2,679	2,017
Ajax	614	765	8	4	0	0	622	769
Brock	10	51	0	0	0	0	10	51
Clarington	552	295	48	0	12	0	612	295
Oshawa	638	315	8	20	0	45	646	380
Pickering	103	68	0	0	0	0	103	68
Scugog	14	12	0	0	0	100	14	112
Uxbridge	42	37	0	0	0	0	42	37
Whitby	597	288	33	17	0	0	630	305
Remainder of Toronto CMA	795	555	38	94	0	30	833	679
Bradford West Gwillimbury	520	332	0	0	0	0	520	332
Town of Mono	32	39	13	31	0	0	45	70
New Tecumseth	58	98	25	63	0	0	83	161
Orangeville	185	86	0	0	0	30	185	116
Toronto CMA	14,850	12,477	13,007	11,626	1,338	1,816	29,195	25,949
Oshawa CMA	1,787	898	89	37	12	45	1,888	980
Greater Toronto Area (GTA)	16,450	13,173	13,565	11,710	1,350	2,195	31,365	27,108

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	% Change
Toronto City	85	73	2	47	0	66	569	1,645	656	1,828	-64.1
Toronto	14	10	0	6	0	0	421	771	435	787	-44.7
East York	2	5	0	2	0	0	0	0	2	7	-71.4
Etobicoke	14	12	0	0	0	39	0	0	14	51	-72.5
North York	39	29	0	0	0	14	148	874	187	917	-79.6
Scarborough	13	16	0	34	0	13	0	0	13	63	-79.4
York	3	1	2	0	0	0	0	0	5	1	**
York Region	310	324	44	52	80	49	105	0	539	425	26.8
Aurora	9	38	0	10	0	0	0	0	9	48	-81.3
East Gwillimbury	10	0	2	2	12	0	0	0	24	2	**
Georgina Township	21	4	0	0	0	0	0	0	21	4	**
King Township	33	0	0	0	0	0	0	0	33	0	n/a
Markham	26	41	28	14	0	49	0	0	54	104	-48.1
Newmarket	18	50	0	0	0	0	0	0	18	50	-64.0
Richmond Hill	78	28	2	6	12	0	0	0	92	34	170.6
Vaughan	77	122	4	20	47	0	105	0	233	142	64.1
Whitchurch-Stouffville	38	41	8	0	9	0	0	0	55	41	34.1
Peel Region	83	88	32	68	141	18	30	0	286	174	64.4
Brampton	43	77	10	28	117	18	30	0	200	123	62.6
Caledon	28	4	8	0	0	0	0	0	36	4	**
Mississauga	12	7	14	40	24	0	0	0	50	47	6.4
Halton Region	99	99	22	8	46	37	0	0	167	144	16.0
Burlington	24	4	22	6	8	37	0	0	54	47	14.9
Halton Hills	7	5	0	0	0	0	0	0	7	5	40.0
Milton	18	57	0	0	38	0	0	0	56	57	-1.8
Oakville	50	33	0	2	0	0	0	0	50	35	42.9
Durham Region	170	174	0	0	57	47	0	0	227	221	2.7
Ajax	6	40	0	0	19	0	0	0	25	40	-37.5
Brock	9	2	0	0	8	0	0	0	17	2	**
Clarington	58	47	0	0	13	0	0	0	71	47	51.1
Oshawa	56	34	0	0	4	6	0	0	60	40	50.0
Pickering	6	1	0	0	0	26	0	0	6	27	-77.8
Scugog	3	1	0	0	0	0	0	0	3	1	200.0
Uxbridge	6	8	0	0	0	0	0	0	6	8	-25.0
Whitby	26	41	0	0	13	15	0	0	39	56	-30.4
Remainder of Toronto CMA	82	31	2	14	30	11	0	0	114	56	103.6
Bradford West Gwillimbury	74	8	0	4	19	4	0	0	93	16	**
Town of Mono	4	7	0	0	0	0	0	0	4	7	-42.9
New Tecumseth	1	15	0	8	8	0	0	0	9	23	-60.9
Orangeville	3	1	2	2	3	7	0	0	8	10	-20.0
Toronto CMA	653	660	80	178	308	170	704	1,645	1,745	2,653	-34.2
Oshawa CMA	140	122	0	0	30	21	0	0	170	143	18.9
Greater Toronto Area (GTA)	747	758	100	170	324	217	704	1,645	1,875	2,790	-32.8

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Toronto City	949	987	166	408	230	919	11,843	10,159	13,088	12,473	4.9
Toronto	92	125	2	38	45	131	9,443	6,699	9,582	6,993	37.0
East York	38	38	4	2	18	0	198	0	258	40	**
Etobicoke	111	158	12	10	4	324	127	740	254	1,232	-79.4
North York	354	450	108	142	56	225	1,742	2,457	2,260	3,274	-31.0
Scarborough	228	198	26	212	72	226	329	263	655	899	-27.1
York	21	18	14	4	35	13	4	0	74	35	111.4
York Region	5,029	3,704	832	666	1,303	967	2,365	1,149	9,529	6,486	46.9
Aurora	305	329	88	54	0	17	0	0	393	400	-1.8
East Gwillimbury	70	44	26	64	70	34	0	0	166	142	16.9
Georgina Township	109	70	0	0	25	6	0	0	134	76	76.3
King Township	166	13	16	0	0	0	0	0	182	13	**
Markham	484	810	160	186	124	359	942	572	1,710	1,927	-11.3
Newmarket	274	412	42	22	79	32	0	0	395	466	-15.2
Richmond Hill	751	230	42	24	231	31	456	221	1,480	506	192.5
Vaughan	2,224	1,349	278	268	513	125	967	356	3,982	2,098	89.8
Whitchurch-Stouffville	646	447	180	48	261	363	0	0	1,087	858	26.7
Peel Region	1,173	1,705	482	940	791	766	2,094	1,620	4,540	5,031	-9.8
Brampton	716	1,303	160	346	258	260	937	151	2,071	2,060	0.5
Caledon	195	66	52	10	64	3	0	97	311	176	76.7
Mississauga	262	336	270	584	469	503	1,157	1,372	2,158	2,795	-22.8
Halton Region	1,762	1,893	376	366	736	1,030	559	516	3,433	3,805	-9.8
Burlington	246	284	220	70	139	214	488	238	1,093	806	35.6
Halton Hills	90	62	0	0	40	38	0	0	130	100	30.0
Milton	1,108	1,143	156	274	292	598	71	62	1,627	2,077	-21.7
Oakville	318	404	0	22	265	180	0	216	583	822	-29.1
Durham Region	2,030	1,676	74	116	496	573	6	140	2,606	2,505	4.0
Ajax	469	355	70	114	290	88	0	0	829	557	48.8
Brock	63	43	0	0	8	8	0	0	71	51	39.2
Clarington	421	442	2	0	37	24	6	6	466	472	-1.3
Oshawa	541	355	2	0	81	70	0	3	624	428	45.8
Pickering	75	55	0	0	8	181	0	0	83	236	-64.8
Scugog	16	17	0	0	0	0	0	0	16	17	-5.9
Uxbridge	41	60	0	0	6	21	0	0	47	81	-42.0
Whitby	404	349	0	2	66	181	0	131	470	663	-29.1
Remainder of Toronto CMA	652	377	78	62	119	54	88	0	937	493	90.1
Bradford West Gwillimbury	385	189	20	38	68	4	0	0	473	231	104.8
Town of Mono	55	61	0	0	0	0	0	0	55	61	-9.8
New Tecumseth	110	99	28	10	8	43	0	0	146	152	-3.9
Orangeville	102	28	30	14	43	7	88	0	263	49	**
Toronto CMA	9,804	8,852	1,784	2,486	3,344	3,812	16,461	13,206	31,393	28,356	10.7
Oshawa CMA	1,366	1,146	4	2	184	275	6	140	1,560	1,563	-0.2
Greater Toronto Area (GTA)	10,843	9,965	1,930	2,496	3,556	4,255	16,867	13,584	33,196	30,300	9.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009
Toronto City	0	66	0	0	421	1,404	148	241
Toronto	0	0	0	0	421	530	0	241
East York	0	0	0	0	0	0	0	0
Etobicoke	0	39	0	0	0	0	0	0
North York	0	14	0	0	0	874	148	0
Scarborough	0	13	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	76	49	4	0	105	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	12	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	49	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	12	0	0	0	0	0	0	0
Vaughan	47	0	0	0	105	0	0	0
Whitchurch-Stouffville	5	0	4	0	0	0	0	0
Peel Region	141	18	0	0	30	0	0	0
Brampton	117	18	0	0	30	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	24	0	0	0	0	0	0	0
Halton Region	46	37	0	0	0	0	0	0
Burlington	8	37	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	38	0	0	0	0	0	0	0
Oakville	0	0	0	0	0	0	0	0
Durham Region	57	47	0	0	0	0	0	0
Ajax	19	0	0	0	0	0	0	0
Brock	8	0	0	0	0	0	0	0
Clarington	13	0	0	0	0	0	0	0
Oshawa	4	6	0	0	0	0	0	0
Pickering	0	26	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	13	15	0	0	0	0	0	0
Remainder of Toronto CMA	30	11	0	0	0	0	0	0
Bradford West Gwillimbury	19	4	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	8	0	0	0	0	0	0	0
Orangeville	3	7	0	0	0	0	0	0
Toronto CMA	304	170	4	0	556	1,404	148	241
Oshawa CMA	30	21	0	0	0	0	0	0
Greater Toronto Area (GTA)	320	217	4	0	556	1,404	148	241

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	230	919	0	0	10,964	9,241	879	918
Toronto	45	131	0	0	8,868	5,781	575	918
East York	18	0	0	0	198	0	0	0
Etobicoke	4	324	0	0	127	740	0	0
North York	56	225	0	0	1,438	2,457	304	0
Scarborough	72	226	0	0	329	263	0	0
York	35	13	0	0	4	0	0	0
York Region	1,299	967	4	0	2,245	1,109	120	40
Aurora	0	17	0	0	0	0	0	0
East Gwillimbury	70	34	0	0	0	0	0	0
Georgina Township	25	6	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	124	359	0	0	822	532	120	40
Newmarket	79	32	0	0	0	0	0	0
Richmond Hill	231	31	0	0	456	221	0	0
Vaughan	513	125	0	0	967	356	0	0
Whitchurch-Stouffville	257	363	4	0	0	0	0	0
Peel Region	791	750	0	16	1,670	1,592	424	28
Brampton	258	244	0	16	707	151	230	0
Caledon	64	3	0	0	0	72	0	25
Mississauga	469	503	0	0	963	1,369	194	3
Halton Region	736	1,030	0	0	295	510	264	6
Burlington	139	214	0	0	224	238	264	0
Halton Hills	40	38	0	0	0	0	0	0
Milton	292	598	0	0	71	56	0	6
Oakville	265	180	0	0	0	216	0	0
Durham Region	493	573	3	0	6	137	0	3
Ajax	290	88	0	0	0	0	0	0
Brock	8	8	0	0	0	0	0	0
Clarington	37	24	0	0	6	6	0	0
Oshawa	78	70	3	0	0	0	0	3
Pickering	8	181	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	6	21	0	0	0	0	0	0
Whitby	66	181	0	0	0	131	0	0
Remainder of Toronto CMA	112	54	0	0	58	0	30	0
Bradford West Gwillimbury	68	4	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	8	43	0	0	0	0	0	0
Orangeville	43	7	0	0	58	0	30	0
Toronto CMA	3,340	3,796	4	16	15,008	12,214	1,453	992
Oshawa CMA	181	275	3	0	6	137	0	3
Greater Toronto Area (GTA)	3,549	4,239	7	16	15,180	12,589	1,687	995

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market December 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009
Toronto City	91	183	417	1,402	148	241	656	1,826
Toronto	18	18	417	528	0	241	435	787
East York	2	7	0	0	0	0	2	7
Etobicoke	14	51	0	0	0	0	14	51
North York	39	43	0	874	148	0	187	917
Scarborough	13	63	0	0	0	0	13	63
York	5	1	0	0	0	0	5	1
York Region	430	425	105	0	4	0	539	425
Aurora	9	48	0	0	0	0	9	48
East Gwillimbury	24	2	0	0	0	0	24	2
Georgina Township	21	4	0	0	0	0	21	4
King Township	33	0	0	0	0	0	33	0
Markham	54	104	0	0	0	0	54	104
Newmarket	18	50	0	0	0	0	18	50
Richmond Hill	92	34	0	0	0	0	92	34
Vaughan	128	142	105	0	0	0	233	142
Whitchurch-Stouffville	51	41	0	0	4	0	55	41
Peel Region	166	174	120	0	0	0	286	174
Brampton	104	123	96	0	0	0	200	123
Caledon	36	4	0	0	0	0	36	4
Mississauga	26	47	24	0	0	0	50	47
Halton Region	159	113	8	31	0	0	167	144
Burlington	46	16	8	31	0	0	54	47
Halton Hills	7	5	0	0	0	0	7	5
Milton	56	57	0	0	0	0	56	57
Oakville	50	35	0	0	0	0	50	35
Durham Region	215	220	12	1	0	0	227	221
Ajax	17	40	8	0	0	0	25	40
Brock	17	2	0	0	0	0	17	2
Clarington	71	47	0	0	0	0	71	47
Oshawa	56	40	4	0	0	0	60	40
Pickering	6	27	0	0	0	0	6	27
Scugog	3	1	0	0	0	0	3	1
Uxbridge	6	7	0	1	0	0	6	8
Whitby	39	56	0	0	0	0	39	56
Remainder of Toronto CMA	112	39	2	17	0	0	114	56
Bradford West Gwillimbury	93	16	0	0	0	0	93	16
Town of Mono	2	2	2	5	0	0	4	7
New Tecumseth	9	11	0	12	0	0	9	23
Orangeville	8	10	0	0	0	0	8	10
Toronto CMA	941	992	652	1,420	152	241	1,745	2,653
Oshawa CMA	166	143	4	0	0	0	170	143
Greater Toronto Area (GTA)	1,061	1,115	662	1,434	152	241	1,875	2,790

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - December 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	1,286	2,231	10,923	9,322	879	920	13,088	12,473
Toronto	192	264	8,815	5,809	575	920	9,582	6,993
East York	60	40	198	0	0	0	258	40
Etobicoke	127	492	127	740	0	0	254	1,232
North York	518	794	1,438	2,480	304	0	2,260	3,274
Scarborough	310	606	345	293	0	0	655	899
York	74	35	0	0	0	0	74	35
York Region	6,876	5,130	2,529	1,316	124	40	9,529	6,486
Aurora	393	399	0	1	0	0	393	400
East Gwillimbury	166	142	0	0	0	0	166	142
Georgina Township	134	76	0	0	0	0	134	76
King Township	182	13	0	0	0	0	182	13
Markham	768	1,327	822	560	120	40	1,710	1,927
Newmarket	395	466	0	0	0	0	395	466
Richmond Hill	1,008	263	472	243	0	0	1,480	506
Vaughan	2,953	1,657	1,029	441	0	0	3,982	2,098
Whitchurch-Stouffville	877	787	206	71	4	0	1,087	858
Peel Region	1,948	2,873	2,168	2,114	424	44	4,540	5,031
Brampton	974	1,798	867	246	230	16	2,071	2,060
Caledon	293	69	18	82	0	25	311	176
Mississauga	681	1,006	1,283	1,786	194	3	2,158	2,795
Halton Region	2,542	2,606	627	1,193	264	6	3,433	3,805
Burlington	503	375	326	431	264	0	1,093	806
Halton Hills	121	90	9	10	0	0	130	100
Milton	1,473	1,594	154	477	[illegible]	6	1,627	2,077
Oakville	445	547	138	275	[illegible]	0	583	822
Durham Region	2,512	2,273	91	229	[illegible]	3	2,606	2,505
Ajax	817	557	12	0	0	0	829	557
Brock	71	51	0	0	0	0	71	51
Clarington	460	466	6	6	0	0	466	472
Oshawa	573	419	48	6	3	3	624	428
Pickering	83	236	0	0	0	0	83	236
Scugog	16	17	0	0	0	0	16	17
Uxbridge	41	70	6	11	0	0	47	81
Whitby	451	457	19	206	0	0	470	663
Remainder of Toronto CMA	773	437	134	56	30	0	937	493
Bradford West Gwillimbury	473	231	0	0	0	0	473	231
Town of Mono	35	28	20	33	0	0	55	61
New Tecumseth	90	129	56	23	0	0	146	152
Orangeville	175	49	58	0	30	0	263	49
Toronto CMA	13,863	13,765	16,073	13,581	1,457	1,010	31,393	28,356
Oshawa CMA	1,484	1,342	73	218	3	3	1,560	1,563
Greater Toronto Area (GTA)	15,164	15,113	16,338	14,174	1,694	1,013	33,196	30,300

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
December 2010	3	3.5	4	4.7	0	0.0	10	11.6	69	80.2	86	1,322,845	1,445,090
December 2009	2	2.4	4	4.8	8	9.6	13	15.7	56	67.5	83	995,000	982,664
Year-to-date 2010	31	3.6	29	3.3	45	5.2	173	20.0	588	67.9	866	995,000	1,233,587
Year-to-date 2009	36	3.5	37	3.6	80	7.7	186	17.9	703	67.5	1,042	900,000	940,566
Toronto													
December 2010	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	1,500,000	1,833,427
December 2009	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	1,244,200	1,325,658
Year-to-date 2010	0	0.0	0	0.0	0	0.0	8	9.1	80	90.9	88	1,387,000	1,586,866
Year-to-date 2009	2	1.5	0	0.0	2	1.5	9	6.7	121	90.3	134	1,100,000	1,314,174
East York													
December 2010	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	1,295,645	1,327,429
December 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	6	12.5	42	87.5	48	1,024,500	1,131,148
Year-to-date 2009	0	0.0	0	0.0	0	0.0	11	30.6	25	69.4	36	922,250	978,403
Etobicoke													
December 2010	0	0.0	0	0.0	0	0.0	2	15.4	11	84.6	13	1,670,000	1,807,808
December 2009	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	1,120,400	1,157,958
Year-to-date 2010	2	1.7	0	0.0	0	0.0	8	6.6	111	91.7	121	1,499,900	1,620,667
Year-to-date 2009	0	0.0	0	0.0	0	0.0	16	10.3	139	89.7	155	950,000	1,032,654
North York													
December 2010	0	0.0	0	0.0	0	0.0	3	8.6	32	91.4	35	1,350,000	1,521,319
December 2009	0	0.0	0	0.0	0	0.0	3	9.1	30	90.9	33	1,075,900	1,095,279
Year-to-date 2010	1	0.3	0	0.0	2	0.6	22	6.1	336	93.1	361	1,380,900	1,505,463
Year-to-date 2009	2	0.4	20	4.0	5	1.0	62	12.5	406	82.0	495	975,256	993,389
Scarborough													
December 2010	3	30.0	4	40.0	0	0.0	3	30.0	0	0.0	10	422,945	437,563
December 2009	2	9.5	4	19.0	8	38.1	7	33.3	0	0.0	21	486,900	496,363
Year-to-date 2010	27	12.2	29	13.1	43	19.5	115	52.0	7	3.2	221	512,990	517,660
Year-to-date 2009	29	14.4	17	8.4	73	36.1	77	38.1	6	3.0	202	490,490	509,653
York													
December 2010	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
December 2009	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2010	1	4.5	0	0.0	0	0.0	11	50.0	10	45.5	22	724,500	760,970
Year-to-date 2009	3	15.0	0	0.0	0	0.0	11	55.0	6	30.0	20	682,450	700,440

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
December 2010	55	17.8	14	4.5	37	12.0	193	62.5	10	3.2	309	564,000	549,894
December 2009	36	11.0	61	18.7	58	17.8	139	42.6	32	9.8	326	506,445	554,892
Year-to-date 2010	505	10.1	708	14.1	642	12.8	2,735	54.6	417	8.3	5,007	548,990	566,110
Year-to-date 2009	453	12.2	605	16.3	620	16.7	1,731	46.7	295	8.0	3,704	515,990	549,909
Aurora													
December 2010	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	--	--
December 2009	2	5.3	5	13.2	8	21.1	6	15.8	17	44.7	38	633,995	785,841
Year-to-date 2010	1	0.3	18	6.0	42	14.0	171	57.0	68	22.7	300	575,990	657,317
Year-to-date 2009	5	1.5	22	6.7	81	24.5	173	52.4	49	14.8	330	546,900	614,659
East Gwillimbury													
December 2010	10	100.0	0	0.0	0	0.0	0	0.0	0	0.0	10	382,490	385,990
December 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	43	61.4	18	25.7	5	7.1	1	1.4	3	4.3	70	389,990	423,842
Year-to-date 2009	29	65.9	6	13.6	1	2.3	1	2.3	7	15.9	44	391,445	500,985
Georgina Township													
December 2010	21	100.0	0	0.0	0	0.0	0	0.0	0	0.0	21	349,990	337,609
December 2009	3	75.0	0	0.0	0	0.0	1	25.0	0	0.0	4	--	--
Year-to-date 2010	96	88.1	0	0.0	1	0.9	5	4.6	7	6.4	109	324,990	390,067
Year-to-date 2009	53	75.7	1	1.4	1	1.4	8	11.4	7	10.0	70	335,400	460,625
King Township													
December 2010	12	36.4	5	15.2	5	15.2	11	33.3	0	0.0	33	436,990	467,535
December 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	43	28.3	56	36.8	16	10.5	34	22.4	3	2.0	152	422,990	465,096
Year-to-date 2009	1	7.7	0	0.0	1	7.7	4	30.8	7	53.8	13	825,000	872,154
Markham													
December 2010	0	0.0	1	3.8	3	11.5	21	80.8	1	3.8	26	532,990	588,476
December 2009	0	0.0	10	24.4	11	26.8	20	48.8	0	0.0	41	499,990	506,046
Year-to-date 2010	7	1.4	54	11.1	87	17.9	307	63.3	30	6.2	485	539,990	580,844
Year-to-date 2009	44	5.4	154	19.0	157	19.4	418	51.7	36	4.4	809	524,900	548,447
Newmarket													
December 2010	3	15.0	3	15.0	2	10.0	12	60.0	0	0.0	20	505,900	494,955
December 2009	24	49.0	13	26.5	10	20.4	1	2.0	1	2.0	49	400,900	411,041
Year-to-date 2010	68	24.7	80	29.1	49	17.8	76	27.6	2	0.7	275	447,900	464,330
Year-to-date 2009	245	59.3	70	16.9	54	13.1	41	9.9	3	0.7	413	380,990	408,766
Richmond Hill													
December 2010	4	5.2	0	0.0	0	0.0	72	93.5	1	1.3	77	589,900	589,125
December 2009	0	0.0	1	3.3	5	16.7	23	76.7	1	3.3	30	587,400	582,048
Year-to-date 2010	57	7.6	84	11.2	76	10.1	493	65.7	40	5.3	750	550,990	558,794
Year-to-date 2009	3	1.3	21	9.1	54	23.4	109	47.2	44	19.0	231	532,990	617,474
Vaughan													
December 2010	0	0.0	0	0.0	2	2.6	68	88.3	7	9.1	77	653,900	660,296
December 2009	1	0.8	17	13.8	12	9.8	81	65.9	12	9.8	123	587,900	585,364
Year-to-date 2010	17	0.8	184	8.2	192	8.6	1,580	70.8	259	11.6	2,232	600,900	621,175
Year-to-date 2009	36	2.7	158	11.7	114	8.5	918	68.1	123	9.1	1,349	562,900	593,775
Whitchurch-Stouffville													
December 2010	5	12.2	5	12.2	25	61.0	5	12.2	1	2.4	41	488,990	486,171
December 2009	6	14.6	15	36.6	12	29.3	7	17.1	1	2.4	41	439,990	464,997
Year-to-date 2010	173	27.3	214	33.8	174	27.4	68	10.7	5	0.8	634	435,900	440,815
Year-to-date 2009	37	8.3	173	38.9	157	35.3	59	13.3	19	4.3	445	458,523	476,961

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
December 2010	18	20.2	10	11.2	25	28.1	25	28.1	11	12.4	89	478,900	551,290
December 2009	18	18.4	23	23.5	19	19.4	38	38.8	0	0.0	98	463,900	475,901
Year-to-date 2010	200	14.3	227	16.2	342	24.4	487	34.7	146	10.4	1,402	487,400	551,896
Year-to-date 2009	390	21.7	381	21.2	333	18.5	553	30.8	141	7.8	1,798	466,445	512,627
Brampton													
December 2010	18	37.5	7	14.6	8	16.7	13	27.1	2	4.2	48	436,900	494,018
December 2009	18	20.2	23	25.8	17	19.1	31	34.8	0	0.0	89	454,900	467,369
Year-to-date 2010	200	21.3	189	20.1	215	22.9	317	33.8	17	1.8	938	465,900	483,190
Year-to-date 2009	382	27.3	359	25.6	261	18.6	382	27.3	17	1.2	1,401	440,900	460,487
Caledon													
December 2010	0	0.0	3	10.3	16	55.2	7	24.1	3	10.3	29	478,900	580,982
December 2009	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2010	0	0.0	33	16.3	68	33.7	84	41.6	17	8.4	202	499,950	569,361
Year-to-date 2009	4	6.7	1	1.7	6	10.0	19	31.7	30	50.0	60	750,000	889,927
Mississauga													
December 2010	0	0.0	0	0.0	1	8.3	5	41.7	6	50.0	12	744,950	708,625
December 2009	0	0.0	0	0.0	2	28.6	5	71.4	0	0.0	7	--	--
Year-to-date 2010	0	0.0	5	1.9	59	22.5	86	32.8	112	42.7	262	589,900	784,409
Year-to-date 2009	4	1.2	21	6.2	66	19.6	152	45.1	94	27.9	337	570,900	662,211
Halton Region													
December 2010	4	4.2	5	5.2	22	22.9	22	22.9	43	44.8	96	685,450	857,039
December 2009	3	3.0	24	24.0	33	33.0	31	31.0	9	9.0	100	480,450	589,636
Year-to-date 2010	288	16.3	545	30.8	369	20.8	387	21.9	182	10.3	1,771	450,900	574,685
Year-to-date 2009	402	20.8	532	27.5	398	20.6	409	21.1	195	10.1	1,936	450,990	580,762
Burlington													
December 2010	0	0.0	3	13.0	10	43.5	3	13.0	7	30.4	23	499,990	977,946
December 2009	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	6	2.4	72	28.6	107	42.5	45	17.9	22	8.7	252	461,990	611,539
Year-to-date 2009	30	10.2	81	27.6	91	31.1	60	20.5	31	10.6	293	463,990	603,228
Halton Hills													
December 2010	0	0.0	0	0.0	1	14.3	2	28.6	4	57.1	7	--	--
December 2009	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	--	--
Year-to-date 2010	1	1.1	3	3.3	10	11.1	43	47.8	33	36.7	90	661,445	734,249
Year-to-date 2009	8	12.5	11	17.2	8	12.5	25	39.1	12	18.8	64	592,495	599,763
Milton													
December 2010	3	16.7	2	11.1	11	61.1	2	11.1	0	0.0	18	455,900	462,789
December 2009	3	5.3	23	40.4	26	45.6	5	8.8	0	0.0	57	450,900	452,317
Year-to-date 2010	280	25.3	470	42.5	241	21.8	104	9.4	11	1.0	1,106	420,900	441,144
Year-to-date 2009	354	30.9	438	38.2	265	23.1	72	6.3	18	1.6	1,147	420,990	440,637
Oakville													
December 2010	1	2.1	0	0.0	0	0.0	15	31.3	32	66.7	48	839,490	949,610
December 2009	0	0.0	1	2.7	5	13.5	25	67.6	6	16.2	37	570,000	789,692
Year-to-date 2010	1	0.3	0	0.0	11	3.4	195	60.4	116	35.9	323	699,900	958,735
Year-to-date 2009	10	2.3	2	0.5	34	7.9	252	58.3	134	31.0	432	656,990	934,754

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
December 2010	116	72.5	14	8.8	5	3.1	21	13.1	4	2.5	160	349,900	383,634
December 2009	84	47.5	22	12.4	24	13.6	45	25.4	2	1.1	177	419,900	429,180
Year-to-date 2010	1,065	54.4	222	11.3	223	11.4	414	21.1	34	1.7	1,958	388,990	416,297
Year-to-date 2009	1,054	62.6	163	9.7	162	9.6	280	16.6	24	1.4	1,683	365,990	396,274
Ajax													
December 2010	3	37.5	3	37.5	0	0.0	2	25.0	0	0.0	8	--	--
December 2009	2	4.5	4	9.1	10	22.7	28	63.6	0	0.0	44	566,600	538,160
Year-to-date 2010	111	23.5	56	11.9	87	18.4	217	46.0	1	0.2	472	498,800	481,555
Year-to-date 2009	102	27.9	45	12.3	78	21.3	141	38.5	0	0.0	366	488,800	474,272
Brock													
December 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
December 2010	43	76.8	6	10.7	1	1.8	5	8.9	1	1.8	56	346,445	360,315
December 2009	39	81.3	5	10.4	1	2.1	3	6.3	0	0.0	48	318,700	339,616
Year-to-date 2010	337	81.0	38	9.1	12	2.9	20	4.8	9	2.2	416	333,945	358,096
Year-to-date 2009	378	82.7	31	6.8	19	4.2	24	5.3	5	1.1	457	309,990	337,257
Oshawa													
December 2010	49	86.0	4	7.0	0	0.0	4	7.0	0	0.0	57	307,990	335,157
December 2009	26	78.8	4	12.1	3	9.1	0	0.0	0	0.0	33	350,153	355,880
Year-to-date 2010	414	75.5	65	11.9	31	5.7	38	6.9	0	0.0	548	337,445	352,744
Year-to-date 2009	304	80.2	38	10.0	25	6.6	11	2.9	1	0.3	379	339,990	349,067
Pickering													
December 2010	1	16.7	0	0.0	0	0.0	3	50.0	2	33.3	6	--	--
December 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2010	2	2.7	0	0.0	4	5.3	58	77.3	11	14.7	75	629,900	648,340
Year-to-date 2009	0	0.0	0	0.0	5	8.8	43	75.4	9	15.8	57	659,900	660,323
Scugog													
December 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
December 2010	3	50.0	0	0.0	1	16.7	2	33.3	0	0.0	6	--	--
December 2009	1	12.5	1	12.5	2	25.0	4	50.0	0	0.0	8	--	--
Year-to-date 2010	14	34.1	6	14.6	6	14.6	13	31.7	2	4.9	41	466,660	506,694
Year-to-date 2009	19	31.7	9	15.0	8	13.3	22	36.7	2	3.3	60	476,950	464,855
Whitby													
December 2010	17	63.0	1	3.7	3	11.1	5	18.5	1	3.7	27	374,990	439,091
December 2009	16	37.2	8	18.6	8	18.6	9	20.9	2	4.7	43	441,990	457,952
Year-to-date 2010	187	46.1	57	14.0	83	20.4	68	16.7	11	2.7	406	420,990	433,853
Year-to-date 2009	251	69.0	40	11.0	27	7.4	39	10.7	7	1.9	364	345,900	388,443

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
December 2010	11	13.6	49	60.5	18	22.2	2	2.5	1	1.2	81	434,990	444,194
December 2009	26	81.3	1	3.1	1	3.1	3	9.4	1	3.1	32	335,445	363,502
Year-to-date 2010	439	67.0	125	19.1	42	6.4	45	6.9	4	0.6	655	377,900	384,283
Year-to-date 2009	291	76.2	36	9.4	18	4.7	28	7.3	9	2.4	382	349,900	377,005
Bradford West Gwillimbury													
December 2010	9	12.2	47	63.5	18	24.3	0	0.0	0	0.0	74	434,990	433,342
December 2009	8	88.9	1	11.1	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2010	223	57.9	109	28.3	32	8.3	21	5.5	0	0.0	385	389,990	393,419
Year-to-date 2009	157	83.1	18	9.5	9	4.8	3	1.6	2	1.1	189	350,990	366,913
Town of Mono													
December 2010	0	0.0	2	50.0	0	0.0	1	25.0	1	25.0	4	--	--
December 2009	3	42.9	0	0.0	0	0.0	3	42.9	1	14.3	7	--	--
Year-to-date 2010	15	25.4	8	13.6	10	16.9	23	39.0	3	5.1	59	475,000	517,133
Year-to-date 2009	21	33.9	10	16.1	6	9.7	19	30.6	6	9.7	62	447,450	537,208
New Tecumseth													
December 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
December 2009	14	93.3	0	0.0	1	6.7	0	0.0	0	0.0	15	270,990	292,117
Year-to-date 2010	104	94.5	4	3.6	0	0.0	1	0.9	1	0.9	110	295,000	308,047
Year-to-date 2009	95	93.1	3	2.9	1	1.0	3	2.9	0	0.0	102	274,990	291,250
Orangeville													
December 2010	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
December 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	97	96.0	4	4.0	0	0.0	0	0.0	0	0.0	101	355,900	354,878
Year-to-date 2009	18	62.1	5	17.2	2	6.9	3	10.3	1	3.4	29	360,000	401,890
Toronto CMA													
December 2010	98	14.9	82	12.5	93	14.1	256	38.9	129	19.6	658	555,825	682,777
December 2009	88	12.7	118	17.1	130	18.8	257	37.2	98	14.2	691	506,900	589,676
Year-to-date 2010	1,584	15.8	1,624	16.2	1,430	14.2	4,070	40.5	1,329	13.2	10,037	517,900	606,617
Year-to-date 2009	1,663	18.4	1,564	17.3	1,449	16.0	3,053	33.7	1,323	14.6	9,052	496,945	582,123
Oshawa CMA													
December 2010	109	77.9	11	7.9	4	2.9	14	10.0	2	1.4	140	333,990	365,265
December 2009	81	65.3	17	13.7	12	9.7	12	9.7	2	1.6	124	352,072	384,980
Year-to-date 2010	938	68.5	160	11.7	126	9.2	126	9.2	20	1.5	1,370	354,295	378,405
Year-to-date 2009	933	77.8	109	9.1	71	5.9	74	6.2	13	1.1	1,200	334,990	356,513
Greater Toronto Area													
December 2010	196	26.5	47	6.4	89	12.0	271	36.6	137	18.5	740	526,990	657,996
December 2009	143	18.2	134	17.1	142	18.1	266	33.9	99	12.6	784	490,220	566,356
Year-to-date 2010	2,089	19.0	1,731	15.7	1,621	14.7	4,196	38.1	1,367	12.4	11,004	501,990	591,551
Year-to-date 2009	2,335	23.0	1,718	16.9	1,593	15.7	3,159	31.1	1,358	13.4	10,163	484,900	563,802

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
December 2010

Submarket	Dec 2010	Dec 2009	% Change	YTD 2010	YTD 2009	% Change
Toronto City	1,445,090	982,664	47.1	1,233,587	940,566	31.2
Toronto	1,833,427	1,325,658	38.3	1,586,866	1,314,174	20.8
East York	1,327,429	--	n/a	1,131,148	978,403	15.6
Etobicoke	1,807,808	1,157,958	56.1	1,620,667	1,032,654	56.9
North York	1,521,319	1,095,279	38.9	1,505,463	993,389	51.5
Scarborough	437,563	496,363	-11.8	517,660	509,653	1.6
York	--	--	n/a	760,970	700,440	8.6
York Region	549,894	554,892	-0.9	566,110	549,909	2.9
Aurora	--	785,841	n/a	657,317	614,659	6.9
East Gwillimbury	385,990	--	n/a	423,842	500,985	-15.4
Georgina Township	337,609	--	n/a	390,067	460,625	-15.3
King Township	467,535	--	n/a	465,096	872,154	-46.7
Markham	588,476	506,046	16.3	580,844	548,447	5.9
Newmarket	494,955	411,041	20.4	464,330	408,766	13.6
Richmond Hill	589,125	582,048	1.2	558,794	617,474	-9.5
Vaughan	660,296	585,364	12.8	621,175	593,775	4.6
Whitchurch-Stouffville	486,171	464,997	4.6	440,815	476,961	-7.6
Peel Region	551,290	475,901	15.8	551,896	512,627	7.7
Brampton	494,018	467,369	5.7	483,190	460,487	4.9
Caledon	580,982	--	n/a	569,361	889,927	-36.0
Mississauga	708,625	--	n/a	784,409	662,211	18.5
Halton Region	857,039	589,636	45.4	574,685	580,762	-1.0
Burlington	977,946	--	n/a	611,539	603,228	1.4
Halton Hills	--	--	n/a	734,249	599,763	22.4
Milton	462,789	452,317	2.3	441,144	440,637	0.1
Oakville	949,610	789,692	20.3	958,735	934,754	2.6
Durham Region	383,634	429,180	-10.6	416,297	396,274	5.1
Ajax	--	538,160	n/a	481,555	474,272	1.5
Brock	--	--	n/a	--	--	n/a
Clarington	360,315	339,616	6.1	358,096	337,257	6.2
Oshawa	335,157	355,880	-5.8	352,744	349,067	1.1
Pickering	--	--	n/a	648,340	660,323	-1.8
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	506,694	464,855	9.0
Whitby	439,091	457,952	-4.1	433,853	388,443	11.7
Remainder of Toronto CMA	444,194	363,502	22.2	384,283	377,005	1.9
Bradford West Gwillimbury	433,342	--	n/a	393,419	366,913	7.2
Town of Mono	--	--	n/a	517,133	537,208	-3.7
New Tecumseth	--	292,117	n/a	308,047	291,250	5.8
Orangeville	--	--	n/a	354,878	401,890	-11.7
Toronto CMA	682,777	589,676	15.8	606,617	582,123	4.2
Oshawa CMA	365,265	384,980	-5.1	378,405	356,513	6.1
Greater Toronto Area (GTA)	657,996	566,356	16.2	591,551	563,802	4.9

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto December 2010										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	2,670	-47.4	4,432	10,360	11,759	37.7	343,632	-8.2	356,938
	February	4,116	-31.6	5,057	10,360	11,284	44.8	361,361	-5.4	355,554
	March	6,171	-6.9	5,886	13,357	11,002	53.5	362,050	-4.8	366,975
	April	8,107	-7.5	6,433	12,995	9,531	67.5	385,641	-3.3	373,391
	May	9,589	1.9	7,331	13,686	10,249	71.5	395,609	-0.6	383,503
	June	10,951	27.4	8,363	13,357	11,054	75.7	403,918	2.0	393,643
	July	9,967	27.6	8,465	12,174	11,349	74.6	395,414	6.5	402,543
	August	8,042	27.3	8,604	10,646	11,779	73.0	387,899	6.3	404,828
	September	8,196	27.9	8,459	12,185	10,482	80.7	406,877	10.3	413,956
	October	8,453	64.2	8,439	11,532	11,419	73.9	423,507	20.0	411,905
	November	7,452	104.7	8,758	9,938	12,765	68.6	418,502	13.5	413,792
	December	5,541	115.2	9,028	5,506	13,422	67.3	411,931	14.0	423,216
2010	January	4,986	86.7	8,512	10,021	12,305	69.2	409,058	19.0	424,779
	February	7,291	77.1	8,819	12,726	14,298	61.7	431,509	19.4	427,261
	March	10,434	69.1	9,497	18,937	15,760	60.3	434,693	20.1	430,391
	April	10,897	34.4	8,282	20,689	15,467	53.5	437,566	13.5	436,157
	May	9,470	-1.2	7,239	18,940	14,643	49.4	446,593	12.9	433,945
	June	8,432	-23.0	6,122	15,082	13,054	46.9	435,064	7.7	427,065
	July	6,567	-34.1	5,696	10,833	11,238	50.7	420,455	6.3	428,975
	August	6,235	-22.5	6,396	10,502	12,122	52.8	410,995	6.0	431,851
	September	6,313	-23.0	6,423	12,917	11,681	55.0	427,269	5.0	434,265
	October	6,683	-20.9	6,862	10,593	11,640	59.0	443,633	4.8	435,341
	November	6,513	-12.6	7,277	8,642	11,200	65.0	437,999	4.7	435,740
	December	4,393	-20.7	7,089	4,285	10,759	65.9	433,887	5.3	442,863
	Q4 2009	21,446	88.7		26,976			418,777	16.3	
	Q4 2010	17,589	-18.0		23,520			439,113	4.9	
	YTD 2009	89,255	16.8		136,096			396,154	4.3	
	YTD 2010	88,214	-1.2		154,167			432,264	9.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa December 2010										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	350	-36.8	537	1,348	1,340	40.1	257,095	5.5	264,818
	February	506	-34.3	566	1,212	1,266	44.7	263,838	-2.8	265,620
	March	694	-15.8	616	1,550	1,228	50.1	263,970	-4.2	262,369
	April	843	-14.8	659	1,472	1,138	58.0	269,596	-2.2	267,690
	May	1,026	-2.4	752	1,546	1,184	63.6	278,592	-1.5	272,813
	June	1,115	15.4	842	1,468	1,270	66.2	281,765	-0.5	274,164
	July	1,033	15.8	881	1,313	1,375	64.1	285,247	3.7	282,637
	August	876	17.4	855	1,169	1,240	68.9	278,480	2.8	279,775
	September	825	9.3	859	1,311	1,222	70.3	282,308	5.2	283,263
	October	858	49.0	931	1,191	1,275	73.0	288,986	9.1	288,127
	November	695	69.9	900	986	1,330	67.6	286,497	6.5	288,444
	December	507	91.3	998	547	1,470	67.9	286,724	9.1	293,391
2010	January	532	52.0	819	1,120	1,112	73.7	289,195	12.5	297,880
	February	819	61.9	922	1,481	1,552	59.4	286,635	8.6	288,869
	March	1,111	60.1	992	2,019	1,598	62.1	306,171	16.0	304,294
	April	1,184	40.5	920	2,052	1,577	58.4	304,451	12.9	302,361
	May	1,027	0.1	753	1,879	1,447	52.0	301,568	8.2	295,256
	June	920	-17.5	692	1,614	1,390	49.8	304,278	8.0	296,077
	July	708	-31.5	599	1,198	1,252	47.8	295,445	3.6	292,572
	August	661	-24.5	646	1,206	1,288	50.1	312,692	12.3	314,353
	September	707	-14.3	737	1,390	1,294	56.9	296,395	5.0	297,596
	October	688	-19.8	747	1,088	1,170	63.8	302,490	4.7	301,671
	November	661	-4.9	861	974	1,314	65.5	295,698	3.2	297,518
	December	461	-9.1	913	471	1,255	72.7	294,305	2.6	300,708
	Q4 2009	2,060	64.8		2,724			287,589	8.2	
	Q4 2010	1,810	-12.1		2,533			297,925	3.6	
	YTD 2009	9,328	6.0		15,113			278,505	2.2	
	YTD 2010	9,479	1.6		16,492			299,983	7.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
December 2010

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.5	112.5	2,910	8.0	68.8	854
	February	627	5.00	5.79	146.4	113.2	2,905	8.7	69.0	850
	March	613	4.50	5.55	145.9	113.8	2,900	9.1	69.1	850
	April	596	3.90	5.25	145.0	113.1	2,903	9.2	69.1	850
	May	596	3.90	5.25	144.6	113.9	2,897	9.3	68.9	850
	June	631	3.75	5.85	144.6	114.0	2,877	9.7	68.6	856
	July	631	3.75	5.85	144.7	113.6	2,863	10.0	68.4	856
	August	631	3.75	5.85	145.0	113.6	2,867	10.0	68.4	855
	September	610	3.70	5.49	145.7	113.7	2,880	9.6	68.2	857
	October	630	3.80	5.84	146.2	114.0	2,889	9.4	68.1	858
	November	616	3.60	5.59	147.0	114.4	2,898	9.3	68.1	860
	December	610	3.60	5.49	148.0	113.9	2,905	9.4	68.2	856
2010	January	610	3.60	5.49	148.9	114.5	2,915	9.4	68.4	856
	February	604	3.60	5.39	147.8	115.1	2,916	9.4	68.3	860
	March	631	3.60	5.85	147.9	115.3	2,919	9.4	68.2	860
	April	655	3.80	6.25	148.1	115.8	2,916	9.5	68.0	863
	May	639	3.70	5.99	149.2	116.3	2,920	9.5	68.0	859
	June	633	3.60	5.89	149.7	116.1	2,936	9.4	68.2	862
	July	627	3.50	5.79	149.7	117.1	2,958	9.2	68.4	861
	August	604	3.30	5.39	150.1	117.1	2,989	9.1	68.9	866
	September	604	3.30	5.39	150.1	117.3	2,996	9.2	69.0	874
	October	598	3.20	5.29	150.4	117.7	3,003	9.2	69.0	884
	November	607	3.35	5.44	151.1	117.8	2,997	8.8	68.4	891
	December	592	3.35	5.19		117.6	3,016	8.4	68.4	886

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA December 2010										
		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.5	112.5	183.0	8.2	68.5	848
	February	627	5.00	5.79	146.4	113.2	180.0	8.3	67.4	851
	March	613	4.50	5.55	145.9	113.8	177.9	8.5	66.7	853
	April	596	3.90	5.25	145.0	113.1	177.2	7.8	65.8	861
	May	596	3.90	5.25	144.6	113.9	177.5	8.0	65.9	869
	June	631	3.75	5.85	144.6	114.0	177.9	8.4	66.3	865
	July	631	3.75	5.85	144.7	113.6	178.6	9.6	67.3	868
	August	631	3.75	5.85	145.0	113.6	180.8	9.8	68.1	879
	September	610	3.70	5.49	145.7	113.7	183.1	9.2	68.5	894
	October	630	3.80	5.84	146.2	114.0	182.5	9.2	68.1	907
	November	616	3.60	5.59	147.0	114.4	180.4	9.3	67.3	906
	December	610	3.60	5.49	148.0	113.9	178.5	9.9	67.0	900
2010	January	610	3.60	5.49	148.9	114.5	179.1	10.4	67.4	891
	February	604	3.60	5.39	147.8	115.1	181.2	10.3	68.1	878
	March	631	3.60	5.85	147.9	115.3	183.0	10.3	68.6	876
	April	655	3.80	6.25	148.1	115.8	185.2	9.6	68.7	871
	May	639	3.70	5.99	149.2	116.3	186.2	9.6	69.0	878
	June	633	3.60	5.89	149.7	116.1	187.6	9.7	69.5	879
	July	627	3.50	5.79	149.7	117.1	189.0	10.3	70.3	877
	August	604	3.30	5.39	150.1	117.1	190.3	10.5	70.9	874
	September	604	3.30	5.39	150.1	117.3	192.3	10.6	71.5	872
	October	598	3.20	5.29	150.4	117.7	193.0	10.3	71.5	878
	November	607	3.35	5.44	151.1	117.8	194.7	9.8	71.6	876
	December	592	3.35	5.19		117.6	193.4	9.5	70.7	873

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2011 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at mailto:chic@cmhc.gc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports
- Seniors' Housing Reports - Supplementary Tables, Regional

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities — starts, rents, vacancy rates and much more.

Housing Market Information - Monthly Housing Starts Tool

A tool to help you access monthly housing start data quickly and easily.
Share this tool or host it on your website. **Information at your fingertips!**

64163_2011_M01